



jordanfishwick

10 EDGE VIEW CRESCENT GREAT WARFORD SK9 7TB
Offers Around £479,950

10 EDGE VIEW CRESCENT GREAT WARFORD SK9 7TB

Surrounded by open countryside but only minutes from Alderley Edge and Wilmslow is this three bedroom townhouse on this small and select gated development. With underground parking along with communal gardens these town houses offer a wealth of modern and contemporary features including underfloor heating, Creston audio lighting and fully fitted alarm system. In brief: entrance hall with wood flooring, comprehensive fitted contemporary dining kitchen with integrated appliances such as gas hob, electric oven and grill, fridge freezer, dishwasher and coffee machine. Bi fold doors open to the rear garden with views over the field. There is also a utility room, downstairs shower room and a third bedroom/study/snug. To the first floor there is a lounge with views over open countryside, second bedroom and bathroom with shower over bath. To the second floor the master bedroom has a en suite bathroom and dressing room. To the rear is a private garden with patio area and lawned garden overlooking the adjacent field. VIEWING RECOMMENDED

Directions
From our Wilmslow office proceed in a northerly direction along Alderley Road (A34) to the Kings Arms roundabout. Continue over the roundabout towards Alderley Edge and turn right into Ryleys Lane and follow the road onto Chelford Road. Turn right onto Merrymans Lane and Edge View Crescent will be found on the right hand side.

Entrance Hall
Laminate wood floor, recessed ceiling downlights, under stairs storage and stairs to first floor. Access via internal oak doors to

Dining Kitchen
16'2 x 14'2
Fitted with a range quality base and wall units with marble work tops over, underhung one and a quarter bowl stainless steel sink unit, five ring gas hob, built in 'Bosh' oven and grill, built in 'AEG' coffee machine and microwave, integrated fridge and freezer and dishwasher, hardwood double glazed window to the rear, tiled floor, hardwood bi fold doors to rear garden, inset ceiling speakers, recessed ceiling spotlights and underfloor heating.

Utility Room
Fitted with a range of base and wall units with one and a quarter bowl stainless steel sink unit. Space for washing machine.

Bedroom Three/Study
9'1" x 7'6"
Double glazed window to front aspect, recessed ceiling spotlights.

Shower Room
6' x 6'
Walk in shower, wash hand basin in table top and low level wc, recessed ceiling spotlights, towel rail and oak door.

Stairs to First Floor Landing
Stairs with spindled balustrade leading to the second floor . Internal oak doors leading from the landing to.

Living Room
16'9" x 12'2"
Two double glazed windows to rear overlooking the fields, ceiling speakers, recessed ceiling spotlights, underfloor heating and oak door.

Storage Cupboard
Useful storage room

Bedroom Two
13'8" x 10'7"
Two double glazed windows to front, recessed ceiling spotlights and underfloor heating.

Bathroom
Fitted with a three piece suite comprising panelled bath with screen to side, table top wash hand basin with cupboard below, low level wc, tiled floor, underfloor heating, chrome towel rail, recessed ceiling spotlights and oak door.

Stairs to Second Floor
With roof access.

Master Bedroom
18'3" max x 10'7" ext to13'8" max
Double glazed french windows to front and Juliette balcony, underfloor heating, recessed ceiling spotlights, ceiling speakers.

En Suite Bathroom
13' x 8'
Jacuzzi bath with tiled side, inset television, ceiling speakers, recessed ceiling spotlights, His and Hers vanity wash hand basins, heated chrome radiator, low level wc, walk in shower and oak door.

Dressing Room
7'6" x 7'6"
Eaves storage and oak door.

Rear Garden
To the rear there is a lawned garden and patio area overlooking the field to the rear.

Secure Parking
Parking within the gated communal car park

Undercroft Parking
A further two undercroft parking spaces.

