



*jordan fishwick*

1 Edge View Crescent, Merrymans Lane,  
Guide Price £549,950





## Edge View Crescent Alderley Edge

Guide Price £549,950



Surrounded by open countryside but only minutes from Alderley Edge and Wilmslow is this three bedroom END 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. 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 and dishwasher. 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. 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**








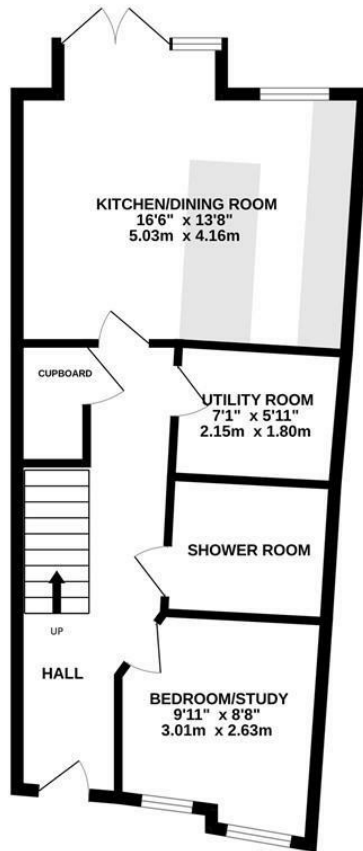
- End Town House
- Three bedrooms
- Underground Parking
- Secure and gated community
- Modern and Stylish
- Three bathrooms
- Utility Room
- Garden
- Countryside location



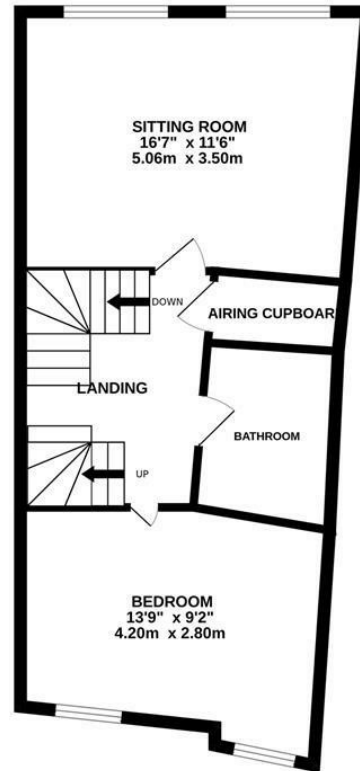
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>87</b>
(81-91) <b>B</b>	<b>78</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	



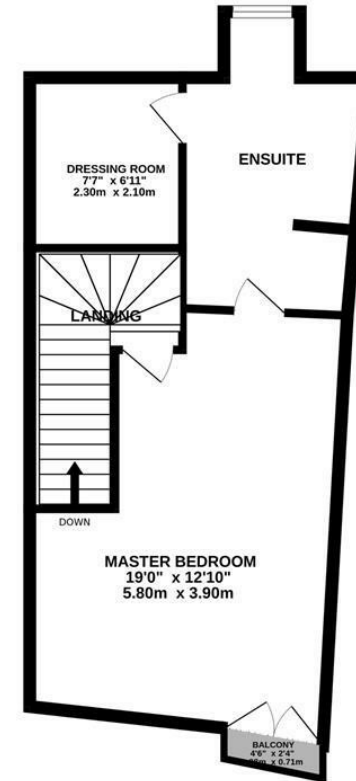
GROUND FLOOR



1ST FLOOR



2ND FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only  
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