

18 Greenwood House, St Hilary's Park, Alderley Edge, Cheshire, SK9 7DA

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A stunning luxury three bedroom apartment located in the sought after St. Hilary's Park development, within walking distance to the centre of Alderley Edge Village and all of its amenities.

This raised ground floor apartment is presented to a high specification in a contemporary style, the spacious and well planned interior offers graceful and easy living with excellent security. In brief the accommodation comprises: entrance hall, cloakroom, dining hall, dining kitchen with granite work surfaces and Siemens integrated appliances, utility room, reception room with bay window enjoying elevated views towards the village, master with en suite shower room and fitted wardrobes, two further double bedrooms with fitted furniture and a family bathroom. The property benefits from two allocated gated parking spaces and is set within beautifully landscaped extensive communal gardens.

Only upon viewing will one appreciate both the superb standard this property has been finished to, and the versatile layout of the well balanced spacious accommodation.

Communal Entrance Hall: Communal entrance door with security feature leading to:

Entrance Hall: Coved ceiling, tiled floor, down lighters, video entry phone system, alarm panel, door leading through to:-

Cloakroom: Cupboard for cloaks and storage space, double glazed windows, fuse box.

Dining Hall: 14' 2" x 12' 2" (4.32m x 3.70m) Stunning entertaining space leading off the kitchen with double doors opening into reception room, coved ceiling, down lighters, two single panel radiators.

Lounge: 21' 5" x 14' 5" (6.53m x 4.40m) Double doors to reception room with bay window boasting views, coved ceiling, down lighters, wall lights, two single panel radiators, television point and satellite point, telephone point.

Kitchen/Breakfast Room: 12' 8" x 12' 7" (3.86m x 3.84m) A delightful range of bespoke wall, base and drawer units with contrasting work surfaces incorporating frosted display units with display lighting. Central island unit providing breakfast bar and housing Siemens halogen hob with stainless steel extractor above. Stainless steel sink with mixer tap, waste disposal unit, Siemens oven and microwave, space for American fridge, wine cooler, wall mounted radiator, two double glazed windows, telephone point, door through to:

Utility Room: 8' 4" x 5' 1" (2.54m x 1.55m) Wall and base units, granite work surfaces, stainless steel sink with mixer tap, built-in Siemens washer/dryer, Worcester gas-fired boiler, double glazed window.

Master Bedroom: 16' 6" x 12' 1" (5.03m x 3.68m) The Master Bedroom takes full advantage of the apartment's elevated position giving panoramic views, coved ceiling, single panel radiator, down lighters, door leading to en-suite.

En-suite: Three piece white suite boasting magnificent walk-in shower with attractive glass door, Aqualisa shower, vanity unit incorporating wash hand basin, mirror and storage below, low level WC, stainless steel towel rail, floor to ceiling tiles, down lighters.

Bedroom 2: 12' 4" x 12' 6" (3.77m x 3.80m) Coved ceiling, double glazed window taking full advantage of panoramic view, down lighters, single panel radiator, telephone point.

Bedroom 3: 11' 2" x 11' 1" (3.40m x 3.37m) Coved ceiling, single panel radiator, down lighters, telephone point, airing cupboard with shelving for linen.

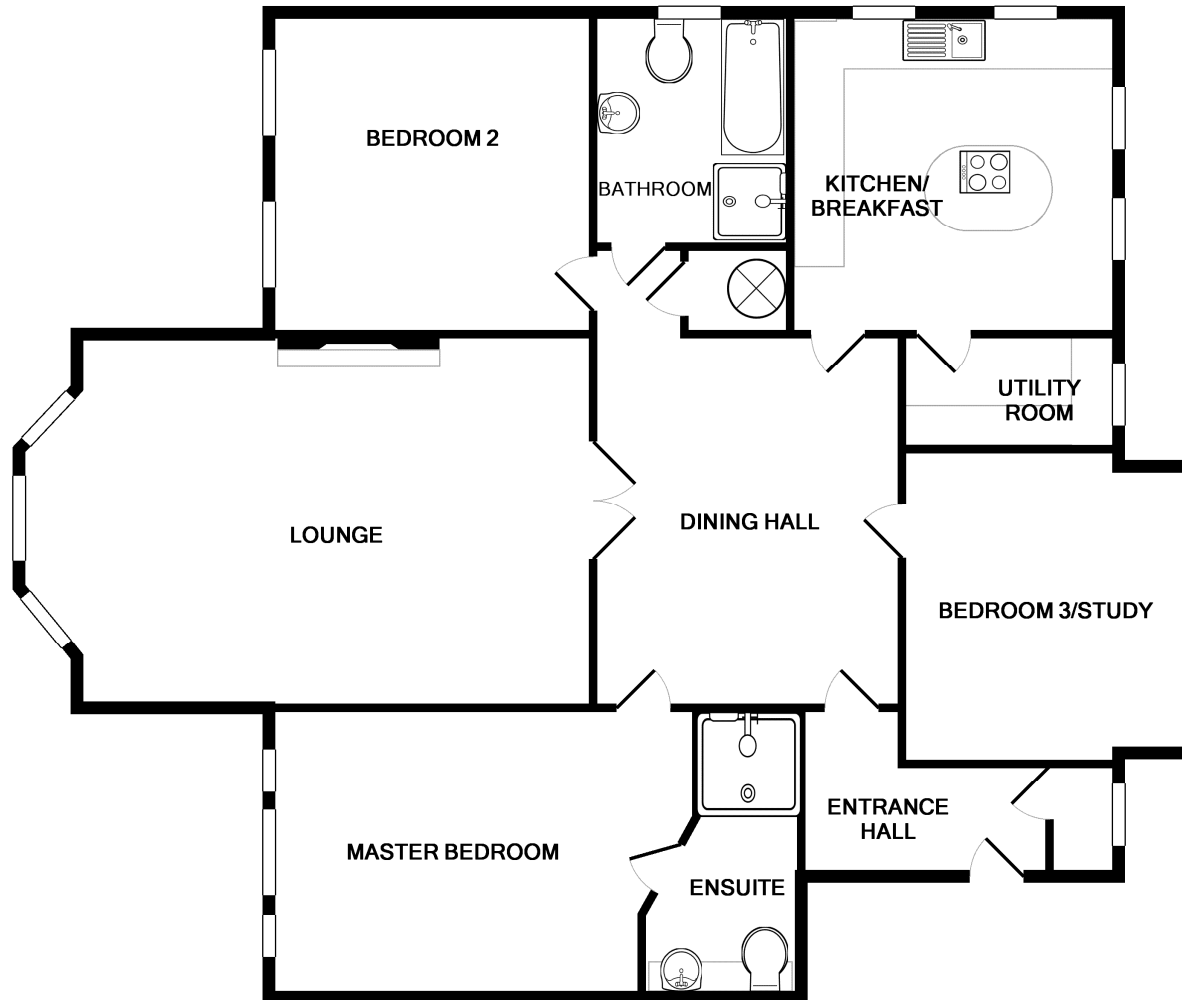
Bathroom: 9' 0" x 7' 7" (2.75m x 2.31m) Four piece white bathroom suite with low level wc, pedestal wash hand basin, panel bath, walk-in shower with Aqualisa shower, floor to ceiling tiles, stainless steel towel rail.

Outside

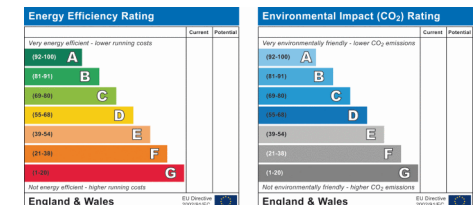
The property benefits from two allocated gated parking spaces and is set within beautifully landscaped communal gardens.

Location: Greenwood House is situated in the popular St Hilary's Park development giving a high degree of privacy in a gated environment, within easy walking distance of Alderley Edge village centre which offers a wide range of high quality shops suitable for most day to day requirements. The area also boasts a good range of social and recreational facilities. Good local schools cater for children of all ages. Ideal for the commuter, the areas are especially well placed for easy access to the business centres of Manchester and Stockport. Alderley Edge station offers a fast electric commuter service and there are Inter-City links available at nearby Wilmslow. For the motorway traveller the M56 is available at Ringway or the M6 at Holmes Chapel. Alternatively the new A34 by-pass road provides easy access to the superstores of Marks and Spencer, Tesco and a little further on, John Lewis and Sainsbury's. Manchester International Airport is only a short drive away.

Directions: From our office in Alderley Edge proceed down London Road in a southerly direction. Go past The De Trafford Arms Hotel on the right and turn first left into St Hilary's Park and take the left hand side gates. Once through the gates turn right into the car park of Greenwood House.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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All measurements are approximate

While we endeavour to make our sales particulars accurate and reliable, if there is any point which is of Particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.

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