



23 Vale Crescent, Nether Alderley
£1,300,000



23 Vale Crescent

Nether Alderley, Macclesfield

A beautifully designed five bedroom detached home constructed by the renowned builders that are PH Homes, offering spacious and flexible family accommodation over three floors, finished to exacting standards throughout reaching to around 3,000 sqft situated in a fantastic position on the Alderley Park development with woodland views to the rear.

Service Charge: £106.31 per month

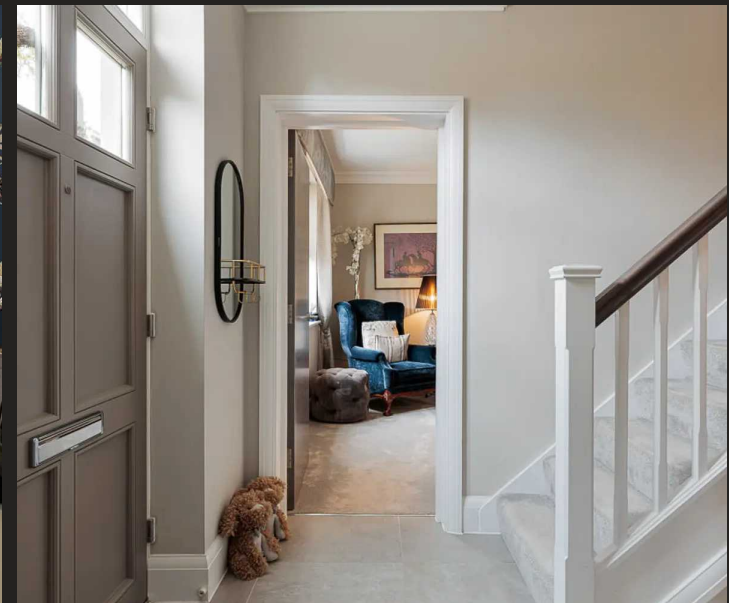
Council Tax band: G

Tenure: Leasehold

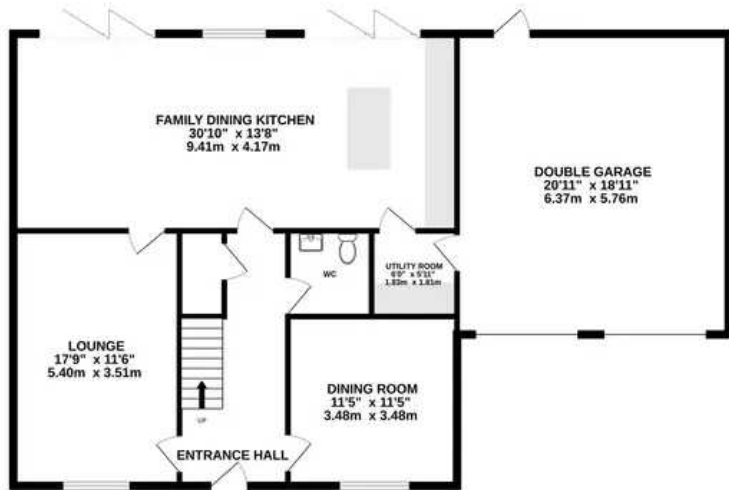
EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

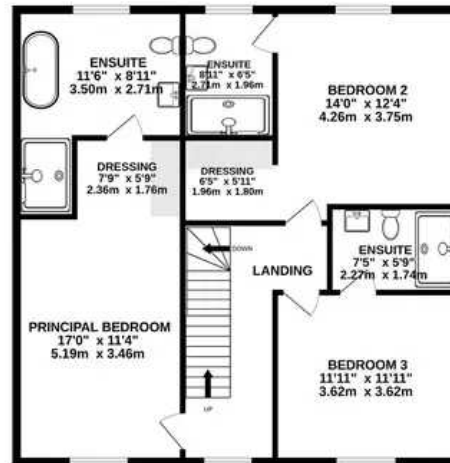
- Beautifully designed house built by PH Homes
- Open plan kitchen/living/dining space
- Underfloor heating throughout the ground floor
- Five double bedrooms
- Detached family home
- Double garage
- Landscaped south facing garden with woodland views
- Underfloor heating to all bathrooms



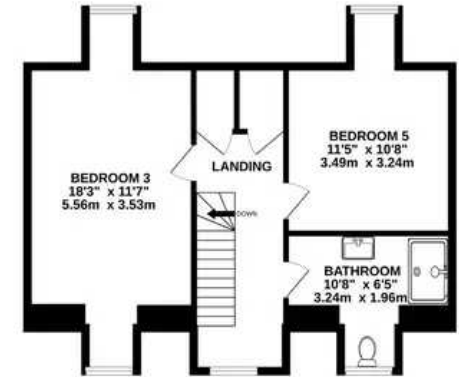
GROUND FLOOR
1364 sq.ft. (126.7 sq.m.) approx.



1ST FLOOR
969 sq.ft. (90.1 sq.m.) approx.



2ND FLOOR
586 sq.ft. (54.5 sq.m.) approx.



TOTAL FLOOR AREA : 2920 sq.ft. (271.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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