

Fairfield, 86 Heyes Lane, Alderley Edge, Cheshire, SK9 7LE

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The sale of Fairfield presents prospective purchasers with an exciting opportunity to acquire a Victorian styled semi detached house which has been thoughtfully extended and substantially updated to provide excellent accommodation complemented by gas fired central heating and partial double glazing.

At ground floor level the open porch gives access to the entrance hall off which there is a lounge with bay window and traditional styled fireplace, and a sitting room with a traditional cast iron range, which in turn leads to the kitchen/dining room. The kitchen area enjoys a comprehensive range of elegant modern units with extensive modern appliances opening out to the dining room with its twin sets of double French doors and atrium making a very light area with open views to the flagged and decked garden. Beyond the rear boundary over a neighbouring garden there is an open aspect to greenbelt countryside. The first floor is approached by a straight flight stairway from the hall which leads to a galleried landing. The master bedroom to the front of the property has a feature fireplace, as does the second bedroom, and there is a third bedroom overlooking the rear garden. There is also a family bathroom/wc with classic white suite of an attractive design with over bath shower.

To the front of the property is hard standing space for 2 motor vehicles and the rear garden area comprises split level decking and a flagged patio area.

Ground Floor

Porch: Tiled floor. Coloured leaded window light to front door.

Entrance Hall: Pine panelled internal doors to reception accommodation, ceiling cornice. Stairs to first floor.

Sitting Room: 14' 11" x 11' 10" (4.55m x 3.61m) Traditional styled fireplace with tiled and cast iron inset. Radiator. Bay window of sash design. 2 picture light points. Television aerial point. Ceiling cornice, picture rail.

Family Room: 12' 11" x 11' 10" (3.94m x 3.61m) Traditional styled cast iron range in excellent condition. Radiator. Full height storage cupboards and display shelving. Sash window. Dado rail. Wall light point.

Kitchen/Dining Room: 27' 7" x 8' 10" (8.41m x 2.69m) Kitchen area featuring comprehensive range of elegant quality fitted wall and floor units with stainless steel sink and granite work surfaces. Comprehensive range of appliances to include Neff dishwasher, 5-ring Neff hob and extractor hood, built-in oven and microwave, built-in refrigerator and freezer. Space for washer/dryer. Limestone floor with electric under floor heating. Wall mounted Combi Worcester gas fired central heating boiler. Deep under stairs storage cupboard.

Dining area: featuring twin sets of double French doors overlooking garden area. Atrium. Limestone flooring, electric under floor heating. Modern vertical styled radiator. Sealed unit double glazing. Recessed ceiling lighting.

First Floor

Landing: Spindle balustrade, radiator, access to the loft space. The loft space could be converted to provide a fourth bedroom with en suite. (Subject to the necessary consents)

Bedroom 1: 15' 9" x 11' 11" (4.80m x 3.63m) Radiator. 2 feature sash windows. Traditional styled cast iron fireplace. 2 double wardrobe/cupboard units. Display shelving. Wall light point.

Bedroom 2: 12' 11" x 10' 0" (3.94m x 3.05m) Radiator. Traditional styled cast iron fireplace. Display shelving. Sash window.

Bedroom 3: 8' 10" x 6' 9" (2.69m x 2.06m) Radiator. Sash window.

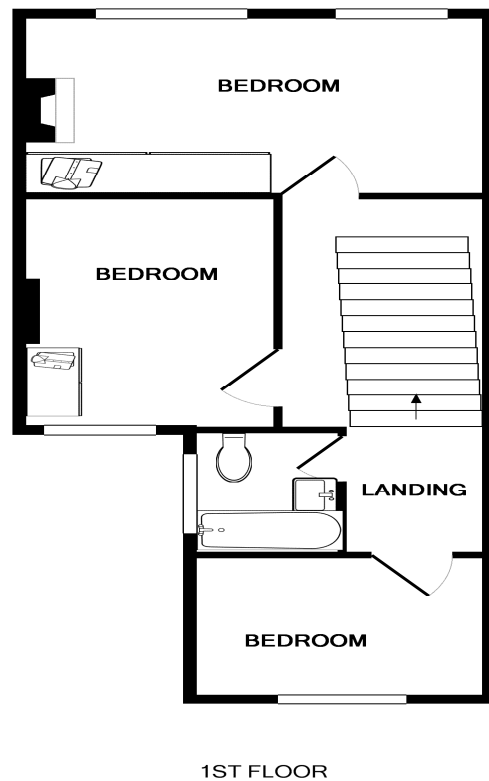
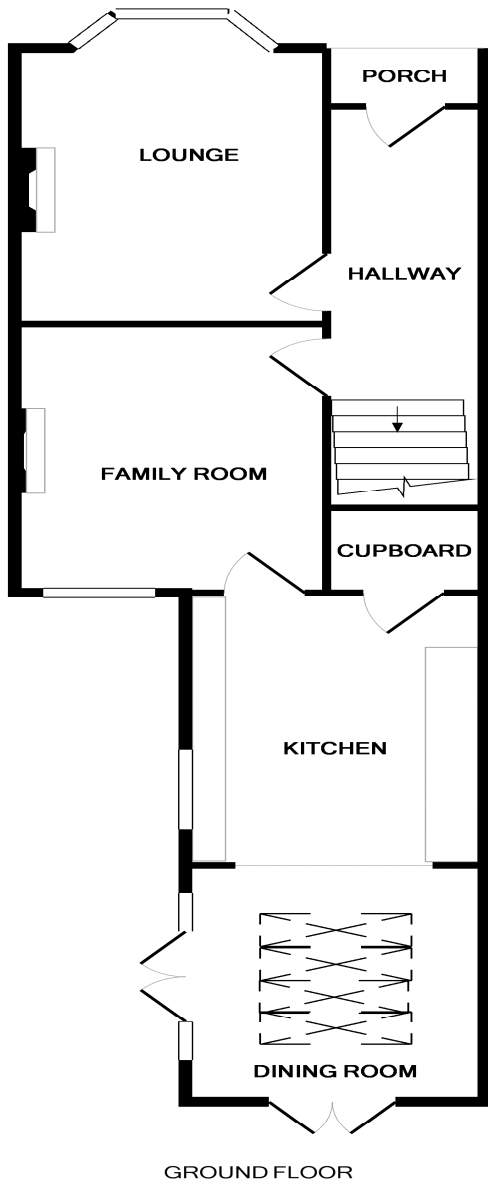
Bathroom: Refurbished and refitted with classic white suite of modern design comprising panelled bath with over bath shower and shower screen, elegant wash hand basin and boxed low level wc. Tiled walls. Tiled floor. Recessed lighting. Sash window. Ladder style radiator/towel rail.

Outside

Garden: Double side-by-side flagged parking area to the front of the property providing off road parking. The rear garden is enclosed with raised split level decking and a good sized paved patio. Outside store. Open aspect to the rear over neighbouring garden and greenbelt countryside beyond, helping to make an attractive setting for this mature home.

Location: As previously mentioned the property is conveniently located within 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 Sainsburys. Manchester International Airport is only a short drive away.

Directions: From our Alderley Edge office proceed up London Road A34 in a northerly direction towards Wilmslow. Before going over the railway bridge turn right onto Heyes Lane where the property can be found after Percy Granthams store on your right hand side.



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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Energy Efficiency Rating		Environmental (CO ₂) Impact Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
100-100	A	92-100	A
81-101	B	81-91	B
69-80	C	69-80	C
55-68	D	55-68	D
39-54	E	39-54	E
21-38	F	21-38	F
1-20	G	1-20	G
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
56	70	50	65
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

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