

73 Brook Lane, Alderley Edge, Cheshire, SK9 7RU

MICHAEL J
CHAPMAN

independent estate agents



www.michaeljchapman.co.uk

A charming period 2/3 bedroom cottage with wonderful open views to the front and rear. The accommodation comprises of:- Entrance porch, open plan lounge & dining room, kitchen breakfast room. To the upper floors there are three bedrooms and a bathroom. There is a delightful enclosed rear garden and to the front of the property there is a paved driveway providing off road parking.

Ground Floor

Porch: 3' 6" x 3' 2" (1.07m x 0.96m) Solid wood front door, glazed panel door to:-

Open Plan Lounge Dining Room:-

Lounge: 14' 6" x 14' 0" (4.43m x 4.27m) uPVC double glazed window to front, Victorian casted iron fire place with inset hearth, storage cupboard housing gas and electric meters, radiator, wall lights, TV point, power point, open tread staircase to first floor.

Dining Room: 11' 9" x 14' (3.57m x 4.26m) uPVC double glazed window to rear, radiator, power points, latch pine door to:

Kitchen breakfast room: 17' 11" x 7' 6" (5.46m x 2.29m) Range of wall and base units with rolled edge work surfaces to tiled splash backs, inset Neff 4 ring gas hob with electric oven under, inset stainless steel single drainer sink unit. Plumbing for a washing machine, two uPVC double glazed windows to side and one to the rear, uPVC door to garden, radiator, power points, TV aerial point, wall mounted boiler for domestic hot water and central heating.

First Floor

Landing

Stairs to second floor, radiator, 'Pergo' oak effect laminate flooring, doors to:

Bedroom 1: 14' 1" x 11' 7" (4.29m x 3.52m) to wardrobes: uPVC double glazed window to front, range of fitted wardrobes with hanging rail and shelving, telephone point, power point, 'Pergo' oak effect laminate flooring, radiator.

Bedroom 2: 10' 7" x 11' 3" (3.22m x 3.42m) uPVC double glazed window to rear, radiator, telephone point, power point, built in under stairs cupboard with hanging rail and shelving, 'Pergo' oak effect laminate flooring.

Bathroom: 8' 11" x 7' 7" (2.72m x 2.30m) uPVC double glazed window to side, coloured suite comprising of panelled bath with 'Mira' mains fed shower over, low level wc, pedestal wash hand basin, tiled splash backs, 'Amtico' tile effect floor, airing cupboard with slatted shelving.

Second Floor

Loft Room/Bedroom 3: 12' 10" x 12' 8" (3.91m x 3.86m) Velux window, eaves storage cupboard, power points, telephone points, 'Pergo' oak effect laminate flooring, restricted head height.

Outside

Front Garden

Stone flagged driveway providing parking for one car.

Garden

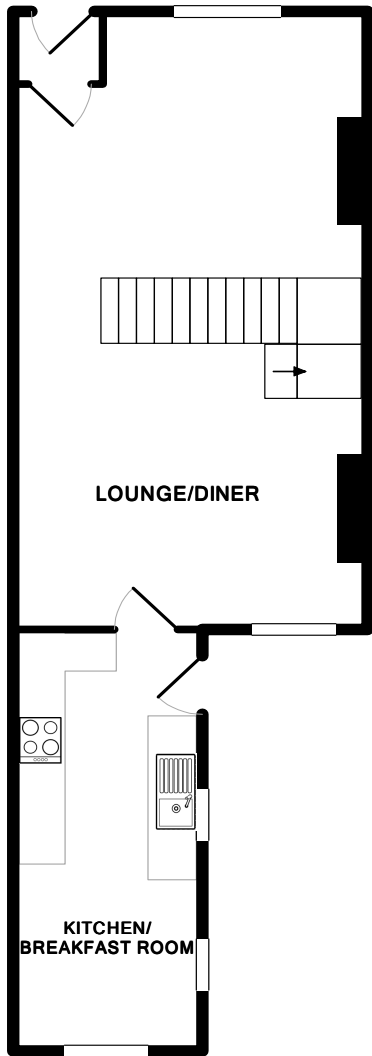
Southerly facing rear garden with an open aspect, which is mainly, laid to lawn with flower and shrub borders with side patio area.

Location

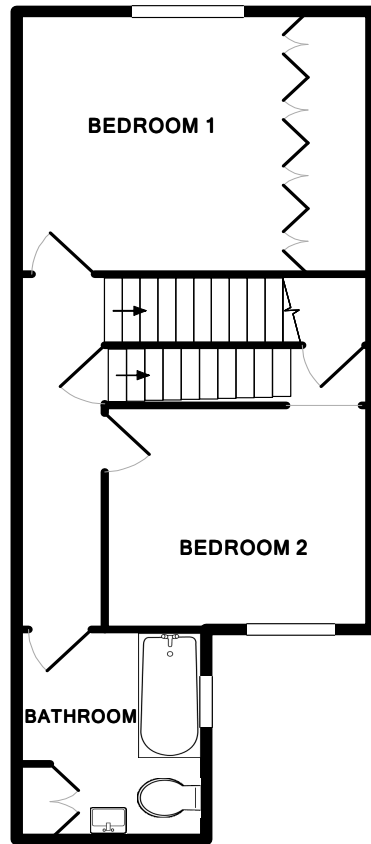
The property is conveniently equidistant between Wilmslow and Alderley Edge, the village centre of which offers a wide range of high quality shops suitable for most day to day requirements. The area also boasts a good range of social and recreational facilities. Good local schools cater for children 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

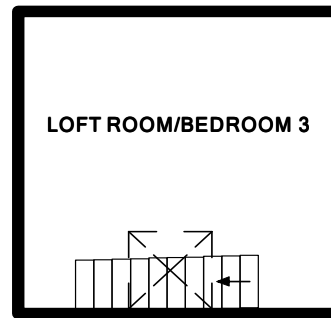
From our Alderley Edge office proceed out of the village on the main London Road towards Wilmslow. After passing over the railway bridge take the second turning left into Brook Lane. Continue along Brook Lane and No.73 will be found on the left hand side opposite the golf club



GROUND FLOOR



1ST FLOOR



2ND FLOOR

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	
100-1001 A		92-100 A	
181-911 B		81-91 B	
69-40 C		69-80 C	
55-48 D	65	55-68 D	59
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	
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC	

**MICHAEL J
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independent estate agents

01625 584379

79a London Road, Alderley Edge,
Cheshire SK9 7DY

E: sales@michaeljchapman.co.uk

www.michaeljchapman.co.uk

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All measurements are approximate

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