

2 Oakhurst Chase, Alderley Edge, Cheshire, SK9 7QT

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This four bedroom two bathroom detached Cheshire brick property offers excellent family accommodation that has been well maintained by the present owners and has the added advantage of good size gardens that are westerly facing and attract the sun throughout the day. All discerning purchasers are urged to make an internal inspection to fully appreciate not only the accommodation but also the position the property occupies.

The accommodation briefly includes porch, entrance hall, large downstairs cloakroom, lounge, separate dining room, family room, recently re fitted breakfast kitchen and utility room. Upstairs the master bedroom has en suite bathroom, and there are a further three good size bedrooms and family bathroom with shower. The large landing has a study area. The property benefits further from double glazing gas fired central heating, double garage and drive way providing parking for several cars.

Ground Floor

Porch: Panelled front door leading to:

Entrance Hall: With central heating radiator, turning flight staircase to the first floor with under stairs storage cupboard.

Cloakroom: With recently refitted Roca contemporary style fittings with low level wc, wall mounted wash basin with chrome mixer tap, central heating radiator, part tiled walls.

Drawing Room: 6.96m x 4.66m (22' 10" x 15' 3") overall. With French door to the rear flagged patio, feature inglenook with attractive bespoke marble fireplace with fitted living flame electric fire, three wall lights points, two central heating radiators.

Dining Room: 4.66m x 2.93m (15' 3" x 9' 7") overall. With central, heating radiator.

Family Room: 4.43m x 3.00m (14' 6" x 9' 10") overall. With feature fireplace with brick inset and hearth, brass surround with living gas fire, central heating radiator, two wall light points.

Kitchen/Breakfast Room: 5.42m x 3.87m (17' 9" x 12' 8") overall. With recently refitted traditional style base and wall units with granite work surfaces incorporating ceramic one and a half bowl single drainer sink with brushed steel mixer tap, integrated appliances including brushed steel AEG 5 ring gas burner with brushed steel extractor hood above, built in AEG double oven, integrated fridge with freezer below, wine cooler, AEG integrated dishwasher.

Utility Room: 13' 5" x 7' 9" (4.10m x 2.36m) overall. With matching traditional style painted base and wall units, work surface, stainless steel single drainer sink unit with chrome mixer tap, plumbing for washing machine, part tiled walls, central heating radiator, Amtico effect flooring, low voltage down lighting, further built in double cupboard, door to the front and rear.

First Floor

Landing: Landing with study area, central heating radiator, built in airing cupboard with shelving and lagged cylinder with immersion.

Master Bedroom: 5.39m x 3.85m (17' 8" x 12' 8") With door recess and arch leading to bedroom. Full width range of built in wardrobes, integrated chest of drawers, two central heating radiators, down lighting, wall light point.

En Suite Bathroom: With recently refitted bathroom with contemporary style fittings with tiled panelled bath with chrome mixer tap, low level wc, pedestal wash hand basin with chrome mixer tap, chromed central heating towel rail, fully tiled walls, tiled shower cubicle with chrome power shower fittings and glass shower cubicle, low voltage down lighting.

Bedroom 2: 4.45m x 3.00m (14' 7" x 9' 10") to the front of the property, with central heating radiator.

Bedroom 3: 3.97m x 3.13m (13' 0" x 10' 3") (overall including door recess) to the front of the property, with two single fitted wardrobes, central heating radiator, fitted desk with drawers below and shelving above.

Bedroom 4: 3.97m x 3.77m (13' 0" x 12' 4") overall. To the rear of the property, central heating radiator, good range of fitted wardrobes with hanging fittings and shelves.

Bathroom: With tile panelled bath with tiled surround, mixer tap, power shower above, vanity wash hand basin, low level wc, central heating, radiator, tiled walls, wall light points.

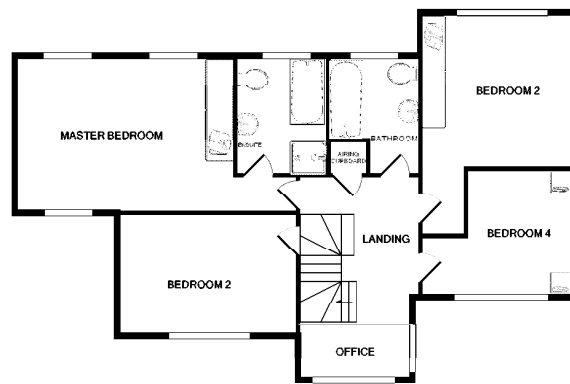
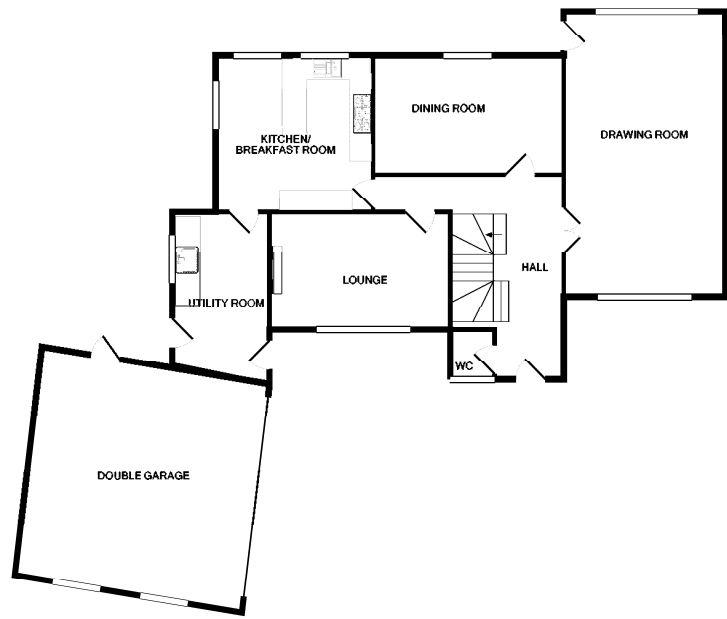
Outside

Garage: 20' 11" x 17' 10" (6.38m x 5.44m) At the widest point with electrically operated up and over door, side rear personal door, wall mounted gas central heating boiler, power and light.

Garden: Good sized grounds surround the property with lawns, trees, shrubs, rockery, rear flagged patio. A tarmac driveway leads to the property, providing good parking facilities.

Location: As previously mentioned the property is conveniently located within a short walk 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 office proceed out of the village on the main London Road towards Wilmslow and after passing over the railway bridge take the second turning left into Brook Lane. Continue along Brook Lane and Oakhurst Chase will be found on the left hand side. No.2 is located almost immediately on the right hand side.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
	B		
	C		
	D		
	E		
	F		
	G		
Not energy efficient - higher running costs			
England & Wales		71	72
	EU Directive 2002/91/EC		

Environmental (CO ₂) Impact Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	A		
	B		
	C		
	D		
	E		
	F		
	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		67	68
	EU Directive 2002/91/EC		

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