

Silverhill, Macclesfield Road, Alderley Edge, SK9 7BL

**MICHAEL J
CHAPMAN**

independent estate agents



www.michaeljchapman.co.uk

An individual detached bungalow situated down a private road in a quiet and sort after location within easy reach of the village. The accommodation comprises of: A drawing room with double height ceiling, with picture window and traditional style natural wood open fire place, dining hall, cloakroom with WC, bedroom 3/Study, fully fitted Poggen Pohl kitchen with integrated appliances and utility room off. The bedroom wing and inner hall has two principle bedrooms with en-suite bathrooms. There is a double garage and off road parking for several vehicles and a paved garden to the rear for ease and maintenance with central water feature and shaped flower beds.

Ground Floor

Entrance Hall: 6' 9" x 4' 10" (2.05m x 1.47m) Hard wood door with obscure glazed side lights, pendant lights, stone floor with inset mat well, further hard wood door with glazed side lights opening into Dining Hall:

Dining Hall: 10' 3" x 16' 7" (3.13m x 5.06m) French doors to rear, ceiling coving, radiator, power point, pendent light.

Drawing Room: 18' 10" x 18' 8" (5.74m x 5.69m) With double height ceiling, feature picture window overlooking the rear garden, window to front, traditional style natural wood open fire place with marble inserts and stone tiled hearth. Ceiling coving, radiators, picture lights, power point, telephone point, television aerial. Door to bedroom wing:

Cloakroom: 5' 9" x 6' 11" (1.75m x 2.12m) Double glazed window to front, low level WC, pedestal wash hand basin, ceiling coving, two wall lights, radiator.

Bedroom 3/Study: 7' 5" x 11' 1" (2.27m x 3.37m) Double glazed window to side, ceiling coving, skirting radiator, power point, telephone point.

Kitchen: 10' 8" x 17' 6" (3.25m x 5.34m) Fully fitted Poggen Pohl kitchen with wall and base units with rolled edged work surfaces, tiled splash backs, inset stainless steel corner double drainer sink unit with mixer tap, integrated Neff appliances comprising of: Four ring hob with extractor hood over, oven, microwave, dishwasher, built in breakfast table with seating for four, double aspect windows, down lights, tiled floor.

Utility: 10' 8" x 7' 1" (3.25m x 2.17m) Door to side and rear, Belfast sink, space and plumbing for washing machine and dryer, cupboards housing 'Glow-worm' floor mounted boiler for domestic hot water and central heating.

Inner Hallway: 6' 1" x 15' 11" (1.85m x 4.85m) Door to rear garden, airing cupboard with slatted shelving, double storage cupboard with hanging rail and shelving with storage over, access to loft space.

Master Bedroom: 13' 8" x 14' (4.17m x 4.26m) Double glazed window, ceiling coving, down lights, radiator, power points, telephone point, archway opening into dressing room, floor to ceiling fitted wardrobes with hanging rail and shelving, double glazed window, television point.

Dressing Room: 9' 6" x 13' 8" (2.90m x 4.17m) Floor to ceiling wardrobes with hanging rail and shelving, television point, double glazed window.

En-suite Bathroom: 7' 7" x 9' 3" (2.30m x 2.83m) Coloured suite with panelled bath with mixer tap, mains fed shower over with glazed shower screen, 'His' and 'Hers' sinks inset into vanity unit, bidet, low level WC, obscure glazed window, radiator.

Bedroom 2: 11' 9" x 13' 9" (3.57m x 4.19m) Double glazed window to front built in wardrobes with hanging rail and shelving, ceiling coving, down lights, television aerial point, power points, telephone point, radiator.

En-suite Bathroom 2: 7' 1" x 7' 9" (2.16m x 2.35m) Obscure double glazed window, white suite comprising of: Panelled bath with mixer tap and shower attachment, wash hand basin inset into vanity unit, low level WC, tiled and mirrored walls, radiator.

Outside

Double Garage: 18' 6" x 19' 2" (5.63m x 5.83m) Electric up and over door, fitted cupboards, fuse box and electric meters.

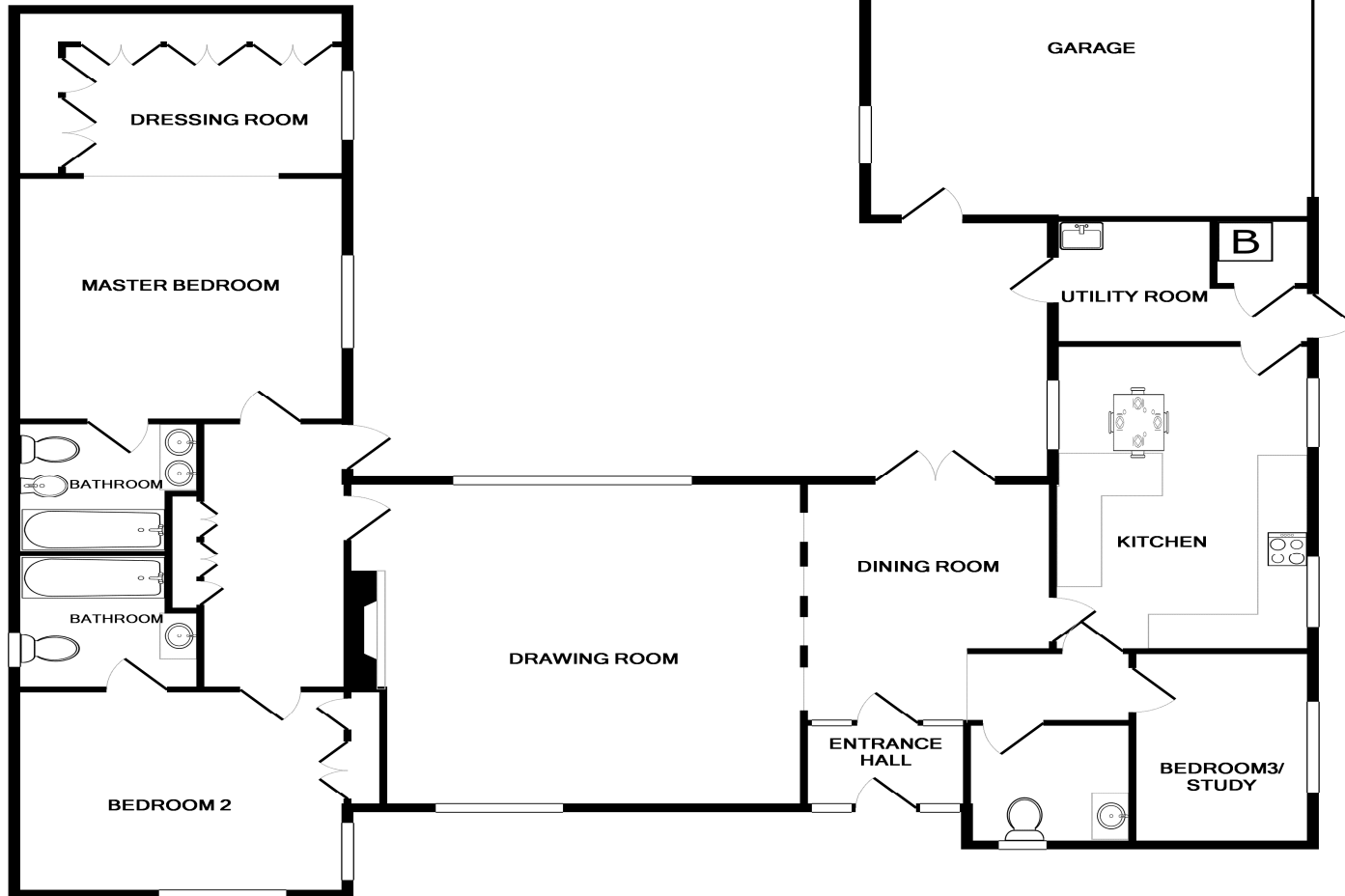
Garden

The garden is predominately paved for ease of maintenance with central water feature, shaped flower beds with outside tap and lighting.

To the side of the property there is a driveway providing parking for several vehicles.

Directions: From our office turn left and at the junction turn left onto Macclesfield Road. Proceed up Macclesfield Road passing the Alderley Edge Hotel and after about 100 yards turn right into the private road just before Norwood Cottage. Once entering the development bear right and Silverhill can be found on the left hand side.

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.



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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Address: Silverhill, Macclesfield Road, ALDERLEY EDGE, SK9 7BL
 RRN: 8289-6723-8470-2836-6922

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
100 kWh/m ² efficient - lower running costs (91-100) A (81-90) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G		100 environmentally friendly - lower CO ₂ emissions (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G	
England & Wales <small>EU Directive 2002/91/EC</small>		England & Wales <small>EU Directive 2002/91/EC</small>	

**MICHAEL J
 CHAPMAN**
 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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