

Fair Winds, Sand Lane, Nether Alderley, Cheshire, SK10 4TS

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independent estate agents



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An impressive Cheshire brick 5 bedroom detached family home situated within this sought after semi-rural location and affording open views to the front and rear from its slightly elevated position within the plot.

Situated in a particularly sought after semi rural position in Nether Alderley, on the outskirts of Alderley Edge, this attractive Cheshire brick five bedroom two bathroom detached family house occupies a wonderful position with open views to both front and rear and gardens that are of a particularly good size.

The accommodation in brief comprises of; porch, entrance hall, downstairs cloakroom, lounge, dining room, breakfast kitchen, utility room and access to the integral garages. Upstairs there is a Master bedroom with en suite bathroom, four further bedrooms and a large family bathroom.

Externally the property is set back from the road and is approached via a tarmacadam driveway providing off road parking for several cars and is well shielded by a high hedging, behind which lawns with borders are stocked with a variety of shrubs bushes, mature trees. To the rear there is a block paved patio leading onto a shaped lawn with stocked borders, mature trees, hedging and flower beds, beyond which are open fields and views across Cheshire farmland.

The accommodation comprises of:-
Ground Floor

Porch: 7' x 3' 10" (2.13m x 1.17m) Upvc double glazed windows to side and front, double glazed door, down lights, tiled floor, solid wood door with glazed side lights opening into:

Entrance Hall: Ceiling coving, dado rail, wall lights, telephone point, radiator, power points, stairs to first floor, doors off to:

Cloakroom: 11' 5" x 7' 3" (3.49m x 2.22m) Upvc double glazed window to rear, white suite comprising of low level wc, wash hand basin inset into vanity unit with cupboards, built in storage cupboards with hanging rail and shelving, radiator, tiled floor, down lights.

Living Room: 28' 1" x 16' 8" (8.57m x 5.09m) Upvc double glazed window to front side and rear, with Upvc double glazed French door to rear garden, ceiling cornice, modern feature gas flamed effect fire with marble hearth and feature chimney breast, down lights, wall lights, telephone point, power points, tv aerial point, ceiling coving, radiator.

Dining Room: 14' 1" x 11' 11" (4.28m x 3.62m) Upvc double glazed window to front, ceiling cornice, wall lights, power points, radiator.

Kitchen Breakfast Room: 19' 3" x 19' (5.87m x 5.78m) Double glazed window to rear and French doors to rear garden, fitted with a modern range of wall and base units, granite work surfaces over to tiled splash backs, inset 11/2 bowl single drainer sink unit with mixer tap over, filtered water tap. Four ring induction hob with extractor hood over, double oven, microwave,

dishwasher, larder fridge, wine cooler, kickboard heating, tiled floor, down lights, power points, tv aerial point, tiled floor.

Utility Room: Upvc double glazed window to rear, fitted with modern range of wall and base units, with rolled top edge work surfaces to tiled splash back, inset stainless steel sink single drainer sink unit, space and plumbing for washing machine and dryer, radiator, tiled floor, power points, door to garage.

Double Garage: 17' 9" x 15' (5.42m x 4.56m) Double electric up and over door, strip light, gas meter, fuse box and electric meter, boiler room with floor mounted boiler. Opening on to:

Single Garage: 17' 10" x 9' 2" (5.43m x 2.79m) Single garage with electric up and over door, window and personal door to rear.

First Floor

Landing: 19' 2" x 7' 4" (5.85m x 2.23m) Upvc double glazed window to rear access to loft space, with pull down ladder, ceiling cornice, dado rail, wall lights, radiator, power point, doors off to:

Master Bedroom: 22' 2" x 15' 5" (6.76m x 4.69m) Upvc double glazed window to front, ceiling cornice, radiator, power points, spotlights, glazed panelled french door to:

En Suite Bathroom: 15' 5" x 8' 10" (4.69m x 2.68m) Upvc obscure double glazed windows to rear, modern white suite comprising of panelled bath with mixer tap and shower attachment, wall mounted basin inset into vanity unit with cupboards under, low level wc, bidet, corner double shower with mains fed shower and glazed shower screen, tiled walls and floor, chrome heated ladder style towel radiator, down lights, wall mounted vanity mirror with light.

Bedroom 2: 17' 2" x 14' 1" (5.24m x 4.28m) Upvc double glazed window to front and side, ceiling cornice, radiator, power points, laminate flooring, tv aerial point.

Bedroom 3: 17' 2" x 13' 7" (5.24m x 4.15m) Upvc double glazed window to rear and side, ceiling cornice, radiator, power points, tv aerial point.

Bedroom 4: 13' 1" x 12' (4.00m x 3.65m) Upvc double glazed window to front, ceiling cornice, radiator, power points.

Bedroom 5: 9' 6" x 7' 11" (2.89m x 2.42m) Upvc double glazed window to front, ceiling cornice, radiator, power points.

Bathroom: 14' 5" x 12' 6" (4.40m x 3.82m) Upvc double glazed window to rear, fitted with a modern white suite comprising of, inset twin wash hand basins with cupboards under, low level wc, bidet, double corner shower cubicle with mains fed shower and glazed shower screen, limestone tiled floor, down lights, vanity mirrors, shaver point, chrome heated ladder style towel radiator, under floor heating.

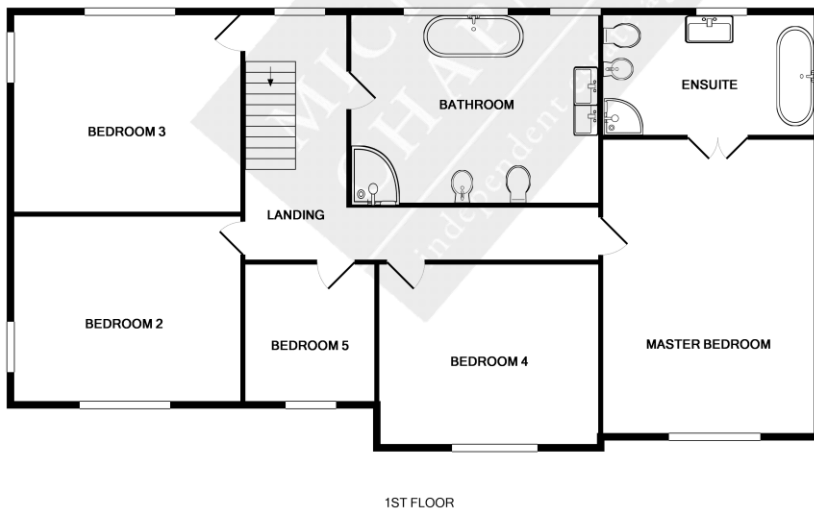
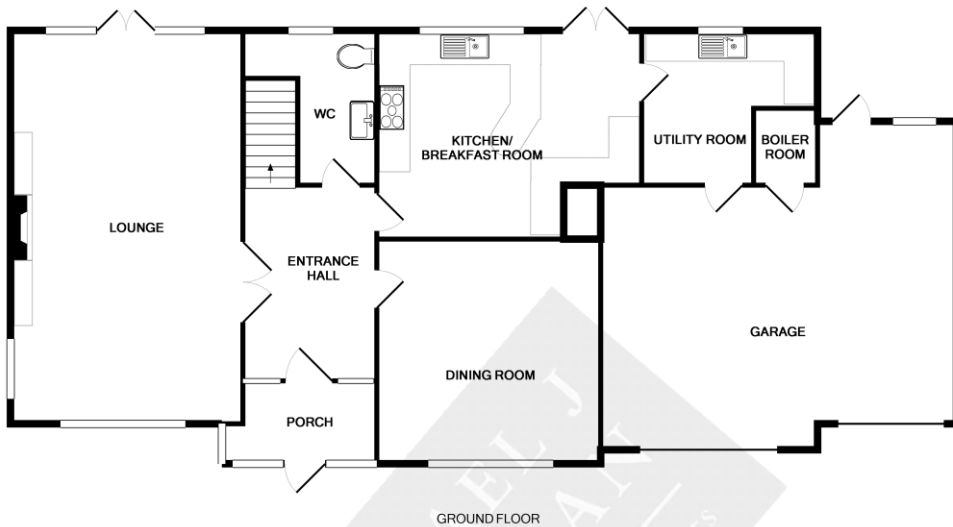
Outside

Garden: Externally the property is set back from the road and is approached via a tarmac driveway providing off road parking for several cars and is well shielded by a high hedging, behind which lawns with borders are stocked with a variety of shrubs bushes, mature trees. To the rear there is a block paved patio leading onto a shaped lawn with stocked borders, mature trees, hedging and flower beds, beyond which are open fields and views across Cheshire farmland.

Location: Alderley Edge village centre offers a wide range of high quality shops suitable for most day to day requirements and 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 provide 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 in Alderley Edge proceed up Congleton Road towards Nether Alderley. After approximately 1.5 miles turn right into Sand Lane just before Nether Alderley Mill on the left hand side and the property can be found a short distance on the right hand side identified by our For Sale Board. (For Sat-Nav users - postcode: SK10 4TS).





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 Performance Certificate



Fair Winds, Sand Lane, Nether Alderley, MACCLESFIELD, SK10 4TS

Dwelling type: Detached house
 Date of assessment: 12 May 2015
 Date of certificate: 12 May 2015
 Reference number: 8507-8524-0629-8196-4553
 Type of assessment: RdSAP, existing dwelling
 Total floor area: 249 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

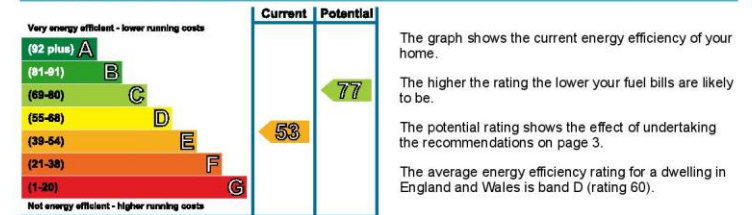
Estimated energy costs of dwelling for 3 years:	£ 8,379
Over 3 years you could save	£ 3,510

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 528 over 3 years	£ 306 over 3 years	
Heating	£ 7,041 over 3 years	£ 4,152 over 3 years	
Hot Water	£ 810 over 3 years	£ 411 over 3 years	
Totals	£ 8,379	£ 4,869	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

Energy Efficiency Rating



Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Increase loft insulation to 270 mm	£100 - £350	£ 309	✓
2 Cavity wall insulation	£500 - £1,500	£ 834	✓
3 Floor insulation (suspended floor)	£800 - £1,200	£ 486	✓

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.direct.gov.uk/savingenergy or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.

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