

21 Carlisle Street, Alderley Edge, Cheshire, SK9 7EZ

**MICHAEL J
CHAPMAN**

independent estate agents



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A well presented three bedroom, two bathroom terraced house situated on a sought after road, close to the village centre.

Having been extended the accommodation is arranged over three floors and comprises of: Porch, entrance hall, dining/sitting room and kitchen to the ground floor. To the first floor: landing, two bedrooms and family bathroom. To the second floor: landing, shower room, bedroom 3.

Externally the property benefits from easily maintained cottage gardens to both the front and rear.

Ground Floor

Porch: Quarry tiled floor. Light point. Part-glazed front door with brass furniture leading to.

Entrance Hall: 3.59m x 1.00m (11' 9" x 3' 3") Attractive terracotta floor tiling with inset tiles. Central heating radiator with thermostat. Dado rail. Alarm control panel. Staircase to first floor. Period pine panelled door off to: -

Dining/Sitting Room Area

Dining Room: 11' 9" x 12' 10" (3.58m x 3.92m) Corniced ceiling. Double central heating radiator. uPVC double glazed windows in period style overlooking rear garden and courtyard. Wall light points. Limestone style floor tiling. 5' wide opening to: -

Sitting Room: 12' 2" x 11' 2" (3.72m x 3.41m) Attractive polished pine flooring. Period style oak fireplace surround with wooden mantle and bevelled wall mirror above. Tiled hearth with fitted multi-fuel stove and rustic brick back. Central heating radiator. Fitted cupboards to chimney breast recess. Corniced ceiling. Wall light points. uPVC double glazed period style windows to the front.

Kitchen: 7' 11" x 9' 6" (2.41m x 2.89m) Attractively appointed with Shaker-style painted finish units including inset sink with mixer tap in beech work surfaces with cooker recess. Limestone effect style splash back area, four ring gas hob with extractor hood over. Recess plumbing for automatic washing machine. Under stairs storage.

First Floor

Landing: Period style balustrade, newel post, handrail and spindles. Pine panelled period doors off to:

Bedroom 1: 12' 2" x 14' 11" (3.72m x 4.55m) Delightful main bedroom with polished pine flooring. . uPVC double glazed period style window. Central heating radiator. Telephone and television points.

Bedroom 2: 4.00m x 2.92m (13' 1" x 9' 7") Double central heating radiator. uPVC double glazed period style window to the rear. Stripped wooden flooring.

Bathroom: 7' 9" x 9' 4" (2.37m x 2.85m) Attractively appointed bathroom with white period style suite incorporating cast iron bath with mixer tap and hand shower with Travertine limestone style panelling. Laminate flooring. Low level WC suite and pedestal wash hand basin. Tiling to bath area and half-level to further wall. Central heating radiator. Double glazed uPVC period style window to the rear. Built-in airing cupboard with combination gas fired central heating boiler with digital timer controller.

Second Floor

Landing: with doors off to:

Shower Room: Low level WC suite. Corner wash hand basin with mixer taps. Central heating radiator. Inset wall mirror. Infra-red electric wall heater. Electric shaver point. Built-in cupboards to under-eaves storage area. Shower cubicle with Aqualiza shower fitment and extractor fan. Velux window. Recessed spotlight fitments.

Bedroom 3: 13' 3" x 8' 6" (4.05m x 2.58m) Cleverly converted loft room with feature Gothic arched chimney breasts. Two Velux windows. Telephone point. Built-in cupboards to under-eaves area. Some restricted headroom. Central heating radiator. Light and power points.

Garden

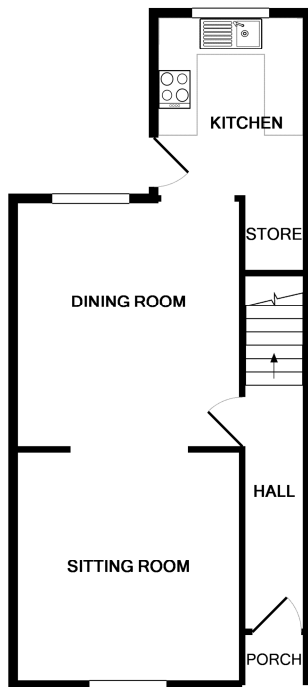
A delightful east facing garden to the rear. Rivern stone style flagged courtyard area with outside light point. Small lawn and outside water tap. Gated access to rear. Walled to all boundaries. Ornamental gravelled garden area to the front with raised box hedges and wrought iron gate with stone gateposts.

Residents Parking

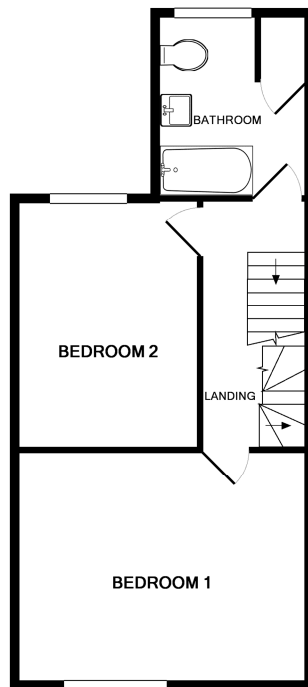
The property benefits from the Cheshire East Alderley Edge Residents Parking Scheme. The property is entitled to two permits at £50 each to park in the residents parking zone. Subject to terms and conditions.

Location: As previously mentioned the property is in the heart of Alderley Edge village centre which 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 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.

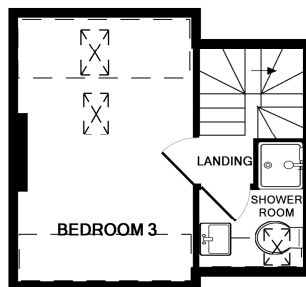
Directions: From our office on London Road, Turn right into Chorley Hall Lane and take the second turning on the left into Carlisle Street. The property will be found towards on the end of the road on the left hand side.



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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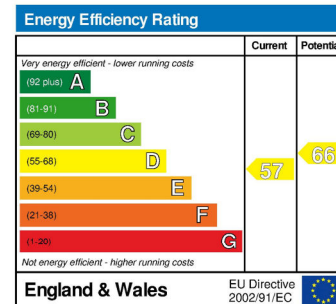
Energy Performance Certificate



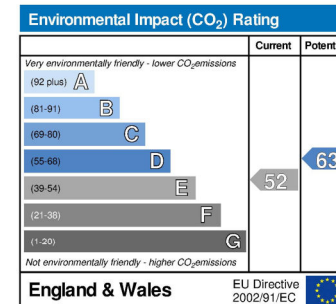
21, Carlisle Street
ALDERLEY EDGE
SK9 7EZ

Dwelling type: Mid-terrace house
Date of assessment: 03 February 2012
Date of certificate: 03 February 2012
Reference number: 0794-2857-6621-9302-0135
Type of assessment: RdSAP, existing dwelling
Total floor area: 108 m²

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home

	Current	Potential
Energy use	267 kWh/m ² per year	203 kWh/m ² per year
Carbon dioxide emissions	5.5 tonnes per year	4.2 tonnes per year
Lighting	£103 per year	£55 per year
Heating	£890 per year	£723 per year
Hot water	£113 per year	£90 per year

You could save up to £239 per year

The figures in the table above have been provided to enable prospective buyers and tenants to compare the fuel costs and carbon emissions of one home with another. To enable this comparison the figures have been calculated using standardised running conditions (heating periods, room temperatures, etc.) that are the same for all homes, consequently they are unlikely to match an occupier's actual fuel bills and carbon emissions in practice. The figures do not include the impacts of the fuels used for cooking or running appliances, such as TV, fridge etc.; nor do they reflect the costs associated with service, maintenance or safety inspections. Always check the certificate date because fuel prices can change over time and energy saving recommendations will evolve.



Remember to look for the Energy Saving Trust Recommended logo when buying energy-efficient products. It's a quick and easy way to identify the most energy-efficient products on the market.

This EPC and recommendations report may be given to the Energy Saving Trust to provide you with information on improving your dwelling's energy performance.

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All measurements are approximate

While we endeavour to make our sales particulars accurate and reliable, if there is any point which is of Particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.

