

6 Moss Lane, Alderley Edge, Cheshire, SK9 7HN

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An extended and well presented 4 bedroom 2 bathroom period semi detached home offering large and spacious accommodation full of character in a convenient and central location.

The well planned accommodation is complimented by gas fired central heating. There is a porch leading to the entrance hall, which in turn gives access to the lounge with bay window and feature fireplace, dining room, a well proportioned modern fitted kitchen opening up on to breakfast/family room with bi-folding doors to the rear garden. Off the kitchen is a utility room and a ground floor wc. To the first floor level there is a master bedroom with en-suite shower, three further bedrooms and a family bathroom.

Beneath the property are full height cellars, including wine cellar, laundry room and store room that could be converted to offer further living accommodation if so desired.

To the front of the property is a privet hedge giving a good degree of privacy and off road parking. To the side is a shared block paved driveway giving access to the rear south east facing patio style garden.

Ground Floor

Covered Porch: With quarry tiled floor. Solid wood panelled front door with obscure stained glass leaded light window and matching side panel. Leading through to:

Entrance Hall: With cornice ceiling. Wall light point. Radiator with display shelving over, cupboard housing fuse box and electrics, door and stairs to lower ground floor.

Dining Room: 11' 6" x 11' (3.51m x 3.35m) Having cornice ceiling. Window overlooking side access. Radiator. Three wall light points. Archway through to:

Sitting Room: 12' 6" x 12' 5" (3.81m x 3.78m) With walk in bay window and original sash windows overlooking front garden. Attractive period fireplace with living flame gas fire. Timber surround and matching mantle. Granite hearth. Cornice ceiling. Two radiators. Wall light point. Television aerial point. Telephone point, two built in cupboards.

Kitchen: 14' 2" x 12' 1" (4.32m x 3.68m) Fitted with a contemporary range of hand painted wall and base units with black granite works surfaces over and splash backs, kick board lighting. Inset Belfast sink with mixer tap over, integrated appliances include 'Neff'5 ring gas hob, oven and microwave, integrated 'Smeg' dishwasher, oak flooring, ceiling cornice, down lighters, opening onto:-

Breakfast/Family Room: 10' 11" x 11' 1" (3.34m x 3.39m) Bi-folding doors with inset blinds over looking rear garden, window to side, 3 Velux windows, wall mounted radiator, oak flooring, television aerial point.

Utility Room: Range of wall and base units, with work surfaces over, space and plumbing for washing machine or dryer, 'Ideal' wall mounted boiler for domestic hot water and central heating, oak flooring. Door to:-

Cloak Room: Modern white suite comprising: low level WC, pedestal wash hand basin, radiator, obscure glazed window to side, wood flooring.

First Floor

Landing: Pendent light, picture light, access to roof space which is boarded and could be converted to create extra accommodation subject to the necessary consent and planning permissions.

Master Bedroom: 12' 10" x 11' 4" (3.91m x 3.45m) With a range of three quarter height built in wardrobes with mirror doors fronting. Sash windows overlooking front garden. Radiator. Telephone point.

En-Suite Shower Room: Having shower cubicle. Pedestal wash hand basin. WC low level suite. Part tiled walls. Radiator. Extractor fan. Cornice ceiling.

Bedroom 2: 12' 4" x 12' 1" (3.76m x 3.68m) With attractive open grate period fireplace with inset tiling, matching hearth and mantle over. Built in three quarter height wardrobe with mirror doors fronting. Radiator. Sash window overlooking rear garden with southerly views towards the Edge. Television aerial point. Telephone point.

Bedroom 3: 11' 7" x 9' 8" (3.53m x 2.95m) With three quarter height built in wardrobe with mirror doors fronting. Original sash windows overlooking rear garden with views towards the Edge. Radiator.

Bedroom 4: 8' 7" x 7' 11" (2.62m x 2.41m) With sash window overlooking front garden. Radiator.

Bathroom: With modern white suite including panelled bath with shower over. Glass shower screen. Pedestal wash hand basin. WC low level suite with timber seat. Part tiled walls. Two wall light points. Down lighters. Radiator. Airing cupboard with slatted shelves above.

Lower Ground Floor

Utility Room: 11' 1" x 10' 8" (3.38m x 3.25m) With double drainer stainless steel sink unit. Plumbing for automatic washing machine. Fitted shelving. Stone slab.

Store Room: 12' 6" x 10' 7" (3.81m x 3.23m) With electric light and power.

Wine Cellar: 12' 6" x 4' 9" (3.81m x 1.45m) With fitted shelving, electric light and power.

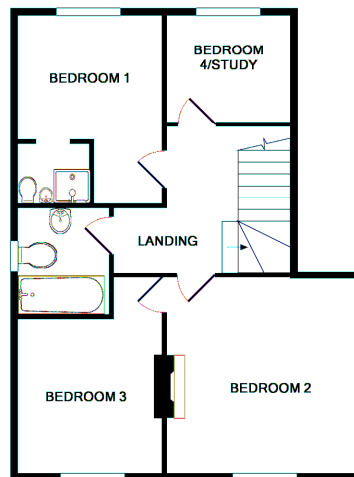
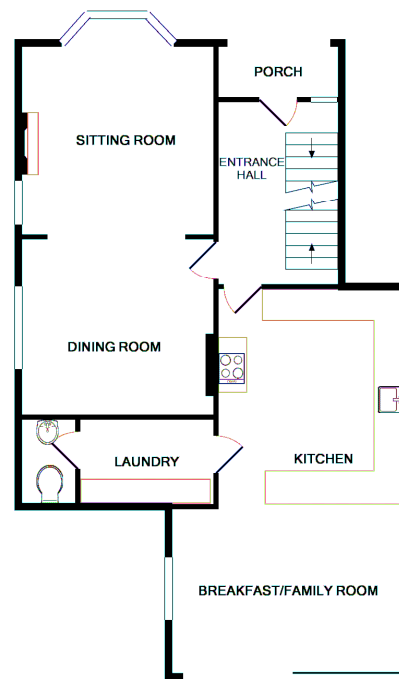
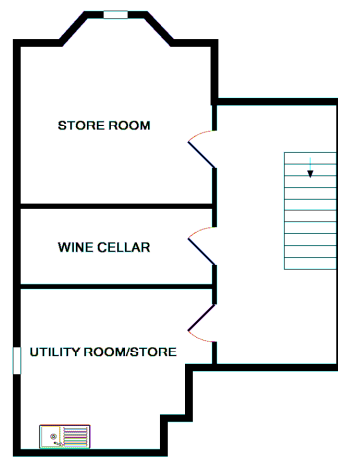
Outside

Garden
The front gardens have a high privet hedge giving a good degree of privacy with mature rockery, blocked pavioured driveway providing off road parking with joint access to the side.

The rear garden is south east facing and consists of flag stoned patio area, flower beds and a mature magnolia tree.

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 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.

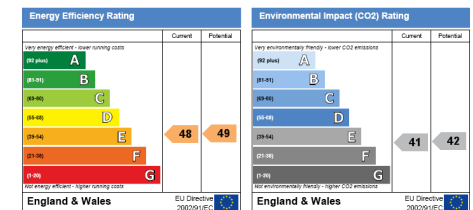
Directions: From our office in Alderley Edge proceed down Chapel Road and take the second turning left into Trafford Road. Then first right into Moss Lane where the property can be found on the right hand side.



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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All measurements are approximate

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