

Iona, 22 Legh Road, Adlington, Cheshire SK10 4NE

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independent estate agents



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A beautifully extended and refurbished five bedroom detached family home offering versatile accommodation with large south facing gardens backing onto woodland in the delightful semi rural location of Adlington.

In brief the accommodation comprises to the ground floor, enclosed porch, entrance hall, cloakroom/wc, delightful sitting room with archway to dining room, recently fitted breakfast kitchen, study and family room. The main staircase allows access to three double bedrooms and two bathrooms whilst a secondary staircase leads to two further bedrooms and an additional bathroom. In addition there is an integral double garage with utility room area. The property benefits from a zoned gas fired central heating system, Upvc double glazing and low energy lighting.

To the front of the property the gardens are laid to lawn with a large driveway allowing ample hard standing for numerous motor vehicles and easy access to the garage. The rear south facing gardens to this property are a special feature being of an excellent size and beautifully landscaped with a back drop of trees, delightful seating areas, York stone terraces, rockery, flower beds and footpaths with mature and specimens shrubs.

Ground Floor

Entrance Hall: Karndean flooring, radiator plus cover, ceiling coving, under stairs cupboard, stairs to the first floor and cloaks cupboard.

Cloak Room: A white suite with chrome fittings comprising low level wc, vanity wash hand basin with storage cupboards below, Upvc double glazed window to the front elevation with stained glass detail, part tiled walls and Karndean flooring.

Sitting Room: 19' 0" x 16' 0" (5.80m x 4.88m) Upvc double glazed French doors allowing access out into the garden offering superb view to the rear, Upvc cross leaded double glazed window to the front elevation, feature fireplace with marble inset, electric fire and Baxi hearth. Television point, ceiling coving, two Upvc double glazed windows to the inglenook, radiator, archway through to the dining room.

Dining Room: 9' 10" x 10' 10" (3.00m x 3.30m) Upvc double glazed windows to the rear elevation enjoying a delightful aspect over the gardens, radiator, ceiling coving and a hatch to the kitchen.

Breakfast Kitchen: 18' 10" x 18' 0" (5.74m x 5.49m) (Maximum Measurements) Fitted with an excellent range of modern contemporary vanilla gloss units comprising base cupboards and drawers, wall cupboards and granite work tops. Bosch appliances, triple electric oven, microwave, five ring halogen hob with stainless steel extractor over, kick space heater below cooker, one and a half bowl stainless steel single drainer sink unit, dishwasher, larder fridge, large dining area, down

lighters and uPVC double glazed French doors allowing access out onto the garden, Upvc double glazed windows to the rear and side elevations, television points, part tiled walls, delightful views and under floor heating.

Study: 16' 0" x 9' 11" (4.88m x 3.02m) Upvc leaded windows to the front elevation, radiator, down lighters and internet access.

Family Room: 15' x 14' 0" (4.57m x 4.27m) Upvc double glazed windows to the rear and side elevations, outlook over the gardens, television point, down lighters and radiator.

First Floor

Landing: Upvc picture window to the front elevation with stained glass details, access to the loft space, down lighters, storage cupboards and radiator.

Master Bedroom: 19' 0" x 11' (5.80m x 3.35m) (Excluding wardrobe recess) Enjoying a superb range of fitted furniture comprising wardrobes dressing table and drawers, bedside cabinets, upvc double glazed windows to the rear and front elevation enjoying a superb aspect over the gardens to the rear. Down lighters, television point and radiator.

En-suite: 9' 11" x 5' (3.02m x 1.52m) A newly appointed modern contemporary white suite with chrome fittings comprising shaped panelled bath with over head shower and glass screen, low level WC, bidet, pedestal wash hand basin, chrome heated towel rail/radiator, tiled flooring, tiled walls, Upvc cross leaded double glazed window to the front elevation and down lighters.

Bedroom 2: 13' x 9' 10" (3.96m x 3.00m) Two Upvc double glazed windows to the rear elevation overlooking the gardens, radiator, fitted wardrobes, overhead cupboards and ceiling coving.

Bedroom 3: 9' 10" x 13' 11" (3.00m x 4.24m) Vanity wash hand basin with storage cupboards below, ceiling coving, radiator, Upvc double glazed window to the rear elevation overlooking the garden.

Family Bathroom: 10' 0" x 8' 0" (3.05m x 2.44m) Retro suite comprising low level WC, pedestal wash hand basin, panelled bath, large double walk in shower, chrome heated towel rail radiator, Upvc double glazed obscured windows to the side elevation, tiled flooring, under floor heating, extractor fan and tiled walls.

Secondary Landing: Radiator, Upvc double glazed window to the side elevation and down lighters.

Bedroom 4: 14' 11" x 8' 0" (4.55m x 2.44m) Two cross leaded windows to the front elevation, wood flooring, radiators and down lighters

Bedroom 5: 14' 0" x 10' 0" (4.27m x 3.05m) Radiator, wood flooring, down lighters and double glazed to the rear elevation enjoying a superb outlook to the rear.

Bathroom: A modern white suite with chrome fittings comprising paneled bath, low level wc, pedestal wash hand basin, shower, Upvc double glazed obscured window to the side elevation, tiled walls, tiled flooring. Chrome heated towel radiator.

Garage: 19' 0" x 15' (5.80m x 4.57m)

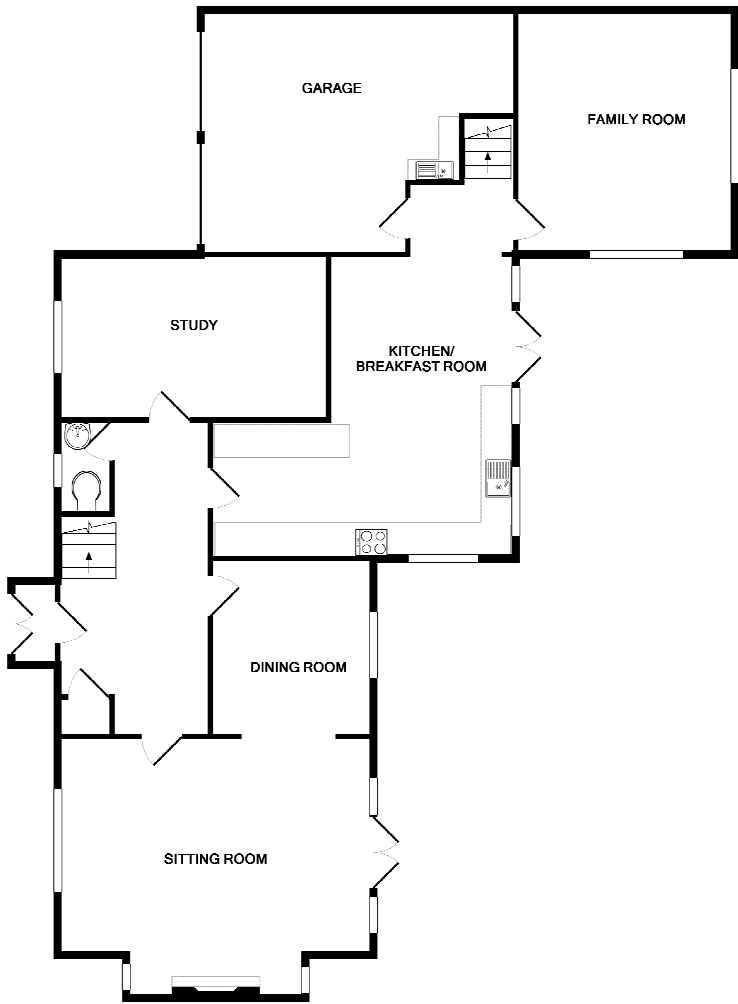
Utility Room: Matching units to the kitchen, stainless steel single drainer sink unit, space for washing machine and dryer, space for freezer, power and light.

Garden: To the front of the property the gardens are laid to lawn with a large driveway allowing ample hard standing for numerous motor vehicles and easy access to the garage. The rear south facing gardens to this property are a special feature being of an excellent size and beautifully landscaped with a back drop of trees, delightful seating areas, York stone terraces, rockery, flower beds and footpaths with mature and specimens shrubs.

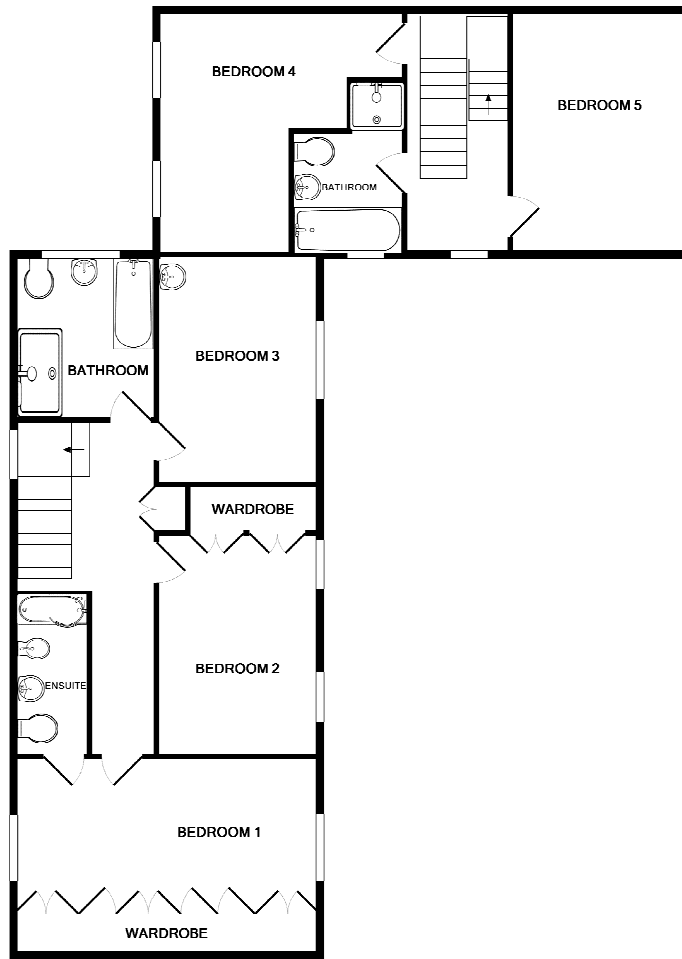
Location: The immediate area is of an established semi rural nature, whilst Adlington's railway station is situated nearby and offers excellent commuter rail services to Manchester, Stockport and other centre's. Adlington's well regarded primary school is also just a short drive away. The property is very conveniently situated for the centre's of Prestbury, Wilmslow, Macclesfield and Poynton where more comprehensive facilities including leisure centres, schools for children of all ages, and intercity rail services are to be found. The International Airport at Ringway and the motorway network are within 25 minutes drive away by car.

Directions: From our offices in Alderley Edge proceed in a northerly direction along London Road to the A34 bypass, at the around about take the third exit onto the A34 and at the next round about take the 3rd exit onto the A538 (Prestbury Road). At the mini roundabout take the first exit onto Hough Lane. At the next roundabout go straight across onto Aldington Road. At the next roundabout take the second exit passing the Unicorn Public House on the right hand side. At the next roundabout take the second exit onto Lees Lane, continue along here for approx 1.5 miles and turn left onto Mill Lane. Continue along this Lane for approx 1.3 miles then at the traffics lights go straight across, go over the railway bridge by the train station and turn right onto Legh Road. Where the property will be found towards the top on the right hand side identified by a 'For Sale' board (for sat nav users use post code SK10 4NE).



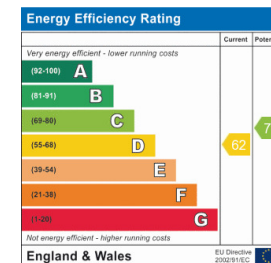


GROUND FLOOR

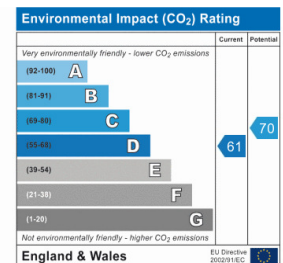


1ST FLOOR

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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Address:
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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.



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