

1 The Orchard, Beechfield Road, Alderley Edge, SK9 7AT

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Situated on one of Alderley Edge's premier roads and accessed through electric double gates this raised ground floor two bedroom, two bathroom apartment, has westerly facing paved terrace and single garage with parking space in front.

The accommodation in brief comprises of; entrance hall, sitting room with door to patio, kitchen/breakfast room, dining conservatory, master bedroom with built in wardrobes ensuite bathroom with separate shower cubicle, second double bedroom with built in wardrobes and a family bathroom.

Externally as previously mentioned, the development is approached through electric double gates and offers easy access to the village, There is a paved patio accessed from the lounge and conservatory offering westerly facing views and access to the communal gardens and terrace for enjoyment for the residents. There is the added advantage of a single garage with power and light, with a parking space in front. Viewing is highly recommended to appreciate the space and accommodation this raised ground floor apartment offers.

The accommodation comprises of;

Ground Floor

Communal Entrance Hall:

Personal Entrance Hall: 25' 7" x 3' 7" (7.81m x 1.08m) Upvc double glazed front door, fuse box, power point, radiator, built in cupboard with hanging rail and shelving, doors off to:

Lounge: 16' 1" x 14' 9" (4.91m x 4.50m) Ceiling cornice, power point, television aerial, feature fire place with wooden mantle and surround marble hearth, upvc double glazed window to side and window and door to rear, radiators, double doors to:

Kitchen Breakfast Room:: 18' 8" x 9' 2" (5.70m x 2.80m) Upvc double glazed window to rear, Upvc double glazed window to side, range of wall and base units with rolled edge work surfaces to tiled splash backs, inset single drainer sink unit, inset 5 ring hob with extractor hood over, double oven under, space and plumbing for dishwasher and washing machine, built in fridge freezer, opening to breakfast area with radiator, laminate flooring, Upvc sliding door to:

Conservatory: 11' 3" x 7' 11" (3.44m x 2.41m) Brick base with upvc double glazed window and door, laminate flooring.

Bedroom 1: 15' 5" x 12' 2" (4.69m x 3.72m) Upvc double glazed window to side, radiator, power point, pendent light, telephone point, built in wardrobes with sliding door with hanging and shelving, door to:

En-suite Bathroom: 12' 10" x 6' 11" (3.90m x 2.10m) Upvc obscure glazed window to side, white suite comprising of panelled bath, low level wc, pedestal wash hand basin, corner shower unit with Mira 'Zest' electric shower, radiator, tiled floor and half tiled walls.

Bedroom 2: 11' 6" x 9' 2" (3.51m x 2.80m) Upvc double glazed window to side, built in wardrobe, radiator, power point, telephone point.

Bathroom: 8' 7" x 7' 7" (2.61m x 2.31m) Upvc obscure glazed window to side, white suite comprising of panelled bath with shower over, pedestal wash hand basin, low level wc, tiled splash backs, radiator, shaver point, cupboard housing boiler for domestic hot water and domestic central heating.

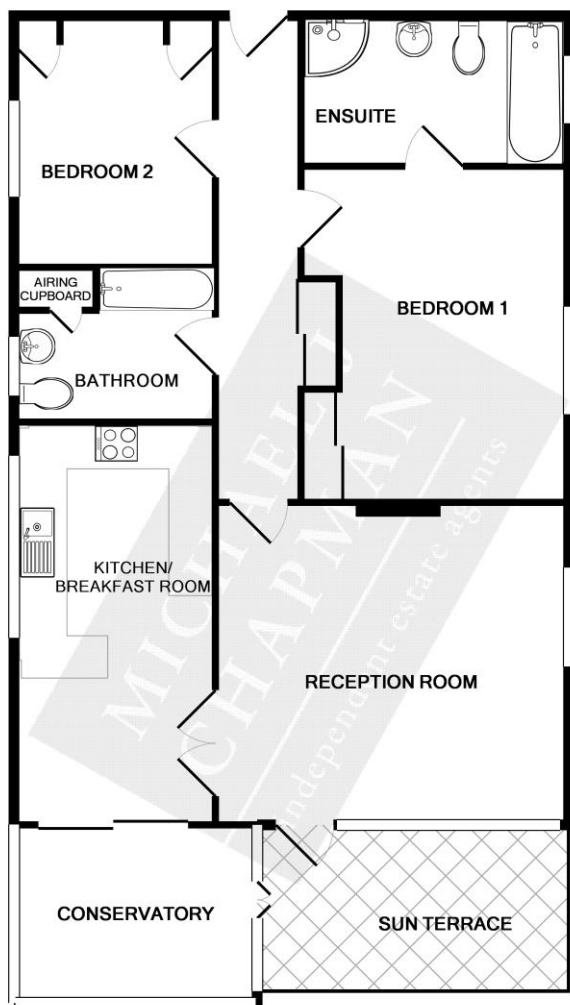
Outside

Garage: 18' 4" x 9' (5.60m x 2.75m) In a block with power and light with up and over door. Parking space in front of the garage.

Gardens: Externally as previously mentioned, the development is approached through electric double gates and offers easy access to the village, There is a paved patio accessed from the lounge and conservatory offering westerly facing views and access to the communal gardens and terrace for enjoyment for the residents.

Location: Although the property is in quiet surroundings it is also only a short walk from 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 Sainsbury's. Manchester International Airport is only a short drive away.

Directions: From our Alderley Edge office proceed down London Road in a southerly direction which becomes Congleton Road. Take the first turning left into Beechfield Road. Continue to the sandstone gateposts, turn immediately left and through the electric gates to The Orchard and Oakwood House. Bear left on the driveway to the parking and garage area to The Orchard. (Sat Nav use the postcode SK9 7AT)



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



Flat 1 The Orchard Beechfield Road ALDERLEY EDGE SK9 7AT

Dwelling type: Ground-floor flat
Date of assessment: 01 October 2012
Date of certificate: 01 October 2012
Reference number: 8992-7120-0469-4229-0906
Type of assessment: RdSAP, existing dwelling
Total floor area: 89 m²

Use this document to:

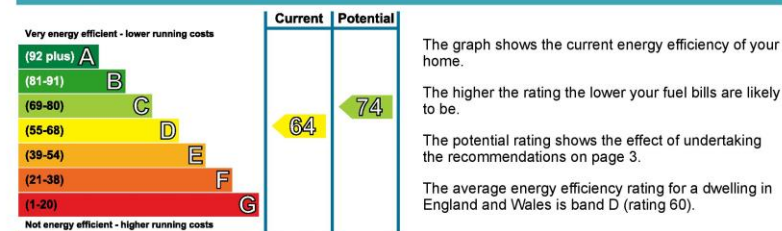
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

| | |
|--|---------------|
| Estimated energy costs of dwelling for 3 years: | £2,400 |
| Over 3 years you could save | £654 |

| Estimated energy costs of this home | | | |
|-------------------------------------|---------------------|---------------------|--------------------------|
| | Current costs | Potential costs | Potential future savings |
| Lighting | £240 over 3 years | £165 over 3 years | |
| Heating | £1,842 over 3 years | £1,317 over 3 years | |
| Hot Water | £318 over 3 years | £264 over 3 years | |
| Totals | £2,400 | £1,746 | |

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 Floor insulation | £800 - £1,200 | £330 | ✓ |
| 2 Low energy lighting for all fixed outlets | £25 | £57 | |
| 3 Heating controls (room thermostat) | £350 - £450 | £72 | ✓ |

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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