

The Postmasters House, Macclesfield Road, Alderley Edge, SK9 7BG

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An elegant double fronted period property, recently refurbished to the highest standard situated in a central location on this much favoured road, offering well designed and balanced accommodation throughout, with a courtyard garden/ off road parking space within easy access of the village amenities.

The Postmaster's House was built around circa 1853 with brick elevations under a slate tiled roof. It retains a wealth of original features including, panelled doors, deep skirting boards and cornices.

The accommodation comprises of: Entrance hall with double height ceiling, living room, bespoke hand painted kitchen opening up to the family room, shower room/wc, utility room/cellars, bespoke galleried staircase to the first floor landing, three bedrooms and a contemporary family bathroom with separate shower.

Externally to the rear there is a courtyard garden doubling as a car park space.

Viewing is highly recommended to appreciate the space and period charm that this property offers.

Ground Floor

Entrance Hall: 12' 11" x 6' 3" (3.94m x 1.90m) Solid hardwood front door with fanlight above, opening to hallway with Victorian style tiled floor and traditional cast iron radiator. Stairs to first floor, doors off to;

Living Room: 4.65m x 3.96m (15' 3" x 13') Bay window with double sash hardwood window, with acoustic double glazing, fitted with plantation shutters. Marble fire place, with Dru Global remote control living flame gas fire, with marble hearth. Elegant bespoke fitted shelving and cupboards and cast iron radiator. Original deep skirting boards, cornice and picture rail, feature light pendent, power points, TV point hard wired to internet.

Family Room: 15' 7" x 12' 5" (4.74m x 3.79m) Bay window with double sash hardwood window, with acoustic double glazing, fitted with plantation shutters. Original cornice and deep skirting boards. Oak flooring with under floor heating with independent control. Elegant bespoke handmade cupboards, Gazco remote control living flame gas fire, TV and Wifi points have been hard wired to the internet. Contemporary feature pendent light fitting.

Kitchen: 12' x 11' 6" (3.65m x 3.50m) Beautiful bespoke handmade kitchen by Rick Thorpe. Hand painted range of wall, draw and base units, black granite work surface to granite splash back. Granite breakfast bar with contemporary lighting above. Integrated appliances including; dishwasher and wine fridge. Space and plumbing for American style fridge/freezer. Five ring Britannia range cooker with gas hob, electric oven with extractor

fan above. Belfast sink with mixer tap. Oak wood flooring with under floor heating, down lights, power points, double glazed window and door to rear court yard.

Shower Room: 8' 2" x 4' 7" (2.49m x 1.40m) Contemporary suite comprising of; white low level wc, rectangle basin with Walnut finish draws under, vanity mirror with light above, mains fed Aqualisa rainfall shower with digital control. Tiled floors with under floor heating, fully tiled walls, down lights.

Lower Ground Floor

Utility Room: 3.90m x 3.90m (12' 10" x 12' 10") Accessed via a door from the entrance hall. Double glazed UPVC windows to front, space and plumbing for washing machine and tumble dryer, wall mounted boiler for domestic hot water and central heating, down lights, power points.

First Floor

Landing: Large double sash hardwood window with acoustic double glazing. Light and airy gallery staircase with magnificent contemporary feature light fitting (to be negotiated separately). Further contemporary light fittings, loft hatch, power points, doors off to;

Bedroom 1: 4.04m x 3.95m (13' 3" x 13') Double sash hardwood window with acoustic double glazing, fitted with plantation shutters. Beautiful Sharps fitted wardrobes, with hanging rails, drawers and shelving. Original picture rail, cast iron fire place, radiator, contemporary feature pendent light fitting and power points.

Bedroom 2: 4.00m x 3.80m (13' 1" x 12' 6") Double sash hardwood window with acoustic double glazing, fitted with plantation shutters. Original cornice and picture rail, built in wardrobe and cupboard, cast iron fire place, feature pendent light fitting, power points.

Bedroom 3/Study: 3.26m x 2.37m (10' 8" x 7' 9") UPVC double glazed window with fitted plantation shutter, deep skirting boards. Fitted with bespoke Neville Johnson furniture. Down lights, power points and radiator.

Bathroom: Contemporary fitted bathroom comprising of; white low level wc, Vitra wash hand basin with mixer tap and vanity cupboard under, bath with contemporary tap. Walk in rainfall, digital controlled Aqualisa shower with hand held attachment and glazed shower screen. Tiled floor with under floor heating and fully tiled walls. Stylish mirrored radiator, down lights. uPVC opaque window.

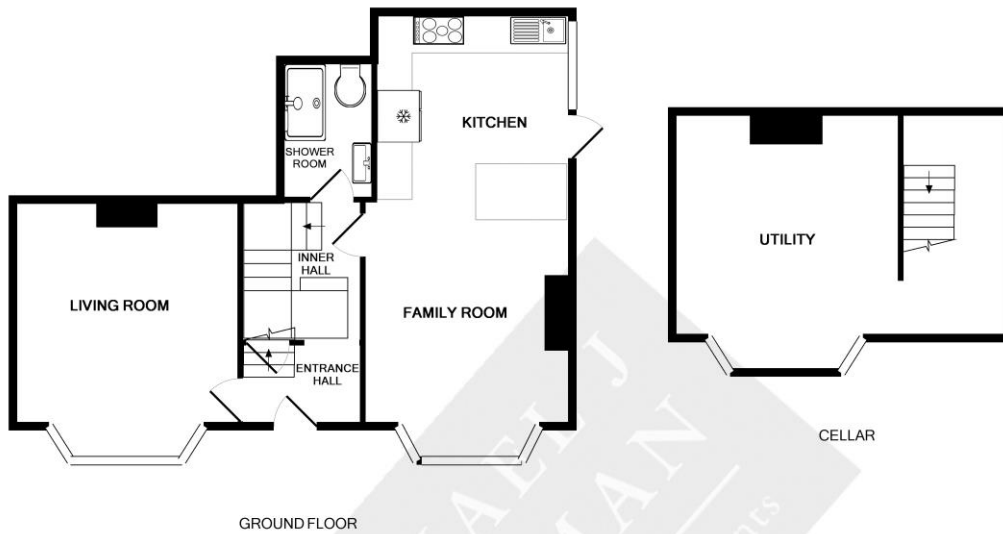
Outside

Garden: The property is approached through wrought iron gate, with mature low privet hedge on either side and York stone path to the front door. To the rear of the property, a York stone court yard enclosed by private oak gates. There is a Jackson fine fencing triple wheelie bin store, external powerpoint and external tap. This area may be used for parking if preferred.

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 Sainsbury's. Manchester International Airport is only a short drive away.

Directions: From our office on London Road, turn left onto Macclesfield Road, Where the property will be found on the left hand side. Identified by our 'For Sale board'.





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



The Postmasters House Macclesfield Road ALDERLEY EDGE SK9 7BG

Dwelling type: Mid-terrace house Reference number: 8682-7220-0899-1268-6902
 Date of assessment: 08 October 2012 Type of assessment: RdSAP, existing dwelling
 Date of certificate: 08 October 2012 Total floor area: 110 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

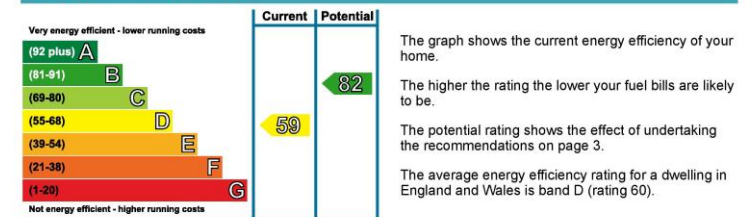
| | |
|---|--------|
| Estimated energy costs of dwelling for 3 years: | £3,192 |
| Over 3 years you could save | £1,188 |

Estimated energy costs of this home

| | Current costs | Potential costs | Potential future savings |
|---------------|---------------------|---------------------|--------------------------|
| Lighting | £258 over 3 years | £168 over 3 years | |
| Heating | £2,589 over 3 years | £1,596 over 3 years | |
| Hot Water | £345 over 3 years | £240 over 3 years | |
| Totals | £3,192 | £2,004 | |

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 Internal or external wall insulation | £4,000 - £14,000 | £1,008 | ✓ |
| 2 Low energy lighting for all fixed outlets | £40 | £75 | |
| 3 Solar water heating | £4,000 - £6,000 | £102 | ✓ |

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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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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