

11 Tyler Street, Alderley Edge, Cheshire, SK9 7NX

**MICHAEL J
CHAPMAN**

independent estate agents



www.michaeljchapman.co.uk

A fantastic opportunity to acquire a two double bedroom semi detached property in the centre of Alderley Edge village a quiet yet central location. The property benefits from private off road parking for several vehicles and a landscaped rear garden.

In brief the accommodation comprises: entrance hall, cloakroom/WC, modern dining kitchen, and lounge with French windows leading through to the conservatory. The first floor landing leads to a modern bathroom and two double bedrooms with the master bedroom benefiting from French windows leading onto a Juliette balcony.

Viewing highly recommended to appreciate the space, accommodation and parking that the property offers.

Ground Floor

Porch: Covered Canopy, Solid wooden front door opening to.

Entrance Hall: With wooden door to front aspect, central heating radiator, pendant light, fuse box, turning flight staircase to first floor accommodation, door to:

Cloakroom: With double glazed window to front aspect, low level wc, wall mounted wash hand basin with tiled splash back, central heating radiator, extractor fan, pendant light, tiled floor.

Kitchen Dining Room: 15' 3" x 10' 11" (4.65m x 3.33m) max. Fitted with a range of wall and base units with complimentary rolled top work surfaces over to tiled splash backs ,incorporating 4 ring gas hob with built-in oven under, stainless steel extractor hood over, integral washing machine, integral fridge, central heating radiator, laminate wood flooring ,door to understairs storage cupboard, double glazed window to front aspect, door to:-

Lounge: 14' 0" x 11' 5" (4.27m x 3.48m) overall. With double doors to conservatory, central heating radiator, television aerial point, telephone point, power points, pendant light.

Conservatory: 10' 10" x 9' 8" (3.31m x 2.95m) Uvpc double glazed conservatory with double doors opening onto a rear garden, laminate wood flooring.

First Floor

Landing: Landing with access to loft space, doors to both bedrooms and bathroom.

Bedroom 1: 14' 1" x 10' 5" (4.29m x 3.18m) overall. With double glazed double doors to Juliet balcony, central heating radiator, power point, pendant light

Bedroom 2: 10' 10" x 10' 5" (3.30m x 3.18m) min. With double glazed window to front aspect, double central heating radiator, built-in storage cupboard, further storage cupboard housing boiler for domestic hot water and central heating, power points.

Bathroom: Comprising of white three piece suite with panelled bath with shower over and glazed screen pedestal wash hand basin, low level wc, heated towel rail, part tiled walls, shaver point, double glazed window to side aspect with opaque glass, laminated flooring.

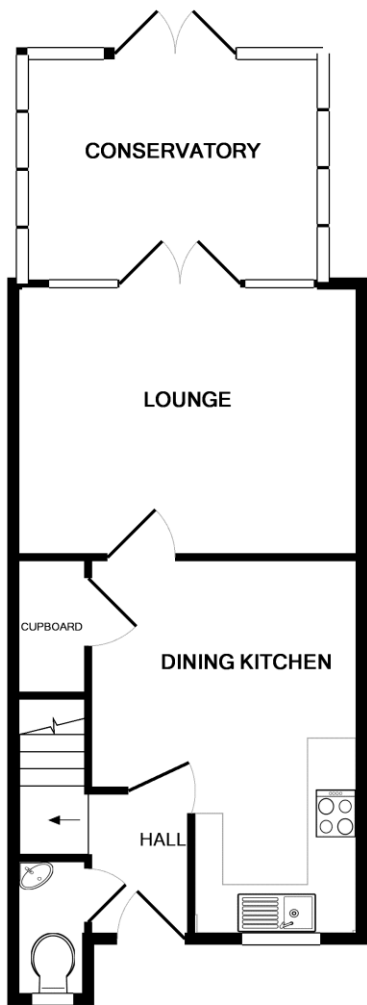
Outside

Rear Garden: To the rear of the property there is a fully enclosed garden which is mainly laid to lawn with paved patio area and fully fenced boundaries and gated side access.

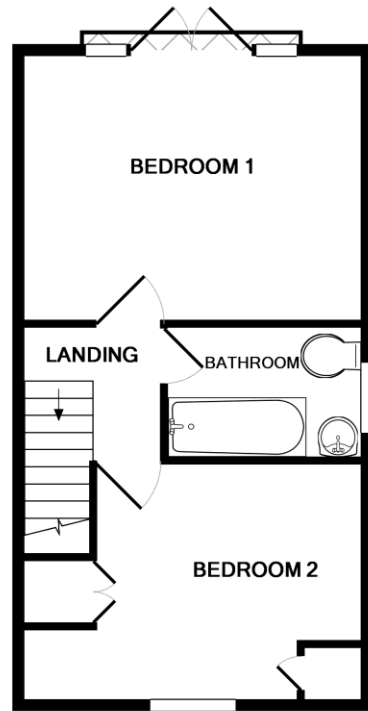
Front: To the front of the property there is a tar macadam forecourt providing off road parking for several vehicles.

Directions: From our Alderley Edge office proceed out of the village on the main London road towards Wilmslow and immediately before the railway bridge take the first turning onto Heyes Lane. Proceed down Heyes Lane and take the first right hand turning into Trafford Road. Proceed along Trafford Road and take the first right into Tyler Street and the property will be found on the left.

Location: As previously mentioned the property is extremely conveniently situated down a quiet cul-de-sac in the very 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 centre's 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 traveler 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.



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
Made with Metropix ©2012

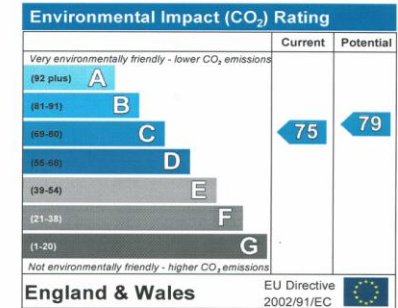
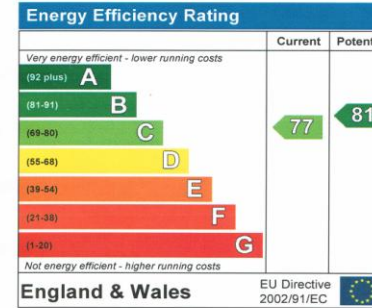
Energy Performance Certificate



11, Tyler Street
ALDERLEY EDGE
SK9 7NX

Dwelling type: Semi-detached house
Date of assessment: 13 September 2010
Date of certificate: 13 September 2010
Reference number: 8430-6821-7180-9997-0992
Type of assessment: RdSAP, existing dwelling
Total floor area: 72 m²

This home's performance is rated in terms of 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	180 kWh/m ² per year	150 kWh/m ² per year
Carbon dioxide emissions	2.1 tonnes per year	1.8 tonnes per year
Lighting	£71 per year	£40 per year
Heating	£313 per year	£289 per year
Hot water	£104 per year	£90 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.

To see how this home can achieve its potential rating please see the recommended measures.



Remember to look for the energy saving 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.

**MICHAEL J
CHAPMAN**

independent estate agents

01625 584379

79a London Road, Alderley Edge,
Cheshire SK9 7EG

E: sales@michaeljchapman.co.uk

www.michaeljchapman.co.uk

Important Notice

Michael J Chapman LLP for themselves and for the Vendors of this property, whose agents they are give notice that:-

1. The particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute part of an offer or contract. Prospective purchasers and lessees ought to seek their own professional advice.
2. All descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
3. No person in the employment of Michael J Chapman LLP has any authority to make or give representation or warranty whatsoever in relation to this property on behalf of Michael J Chapman LLP, nor enter into any contract on behalf of the vendor.
4. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn.

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.

