

14 Greenwood House, St Hilary's Park, Alderley Edge, SK9 7DA

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Occupying a good position in this prestigious development of purpose built apartments, this three bedroom two bathroom property is presented to a high standard with light oak kitchen units and granite work surfaces, Siemens kitchen appliances, Sottini bathroom fittings, built in wardrobes to the master bedroom and second bedroom, gas fired central heating, and double glazing.

The well-presented accommodation includes communal entrance hall, personal entrance hall, dining hall, lounge with double patio doors onto flagstone patio, fully fitted breakfast kitchen, utility room, master bedroom with built in wardrobes and en suite shower room, two further bedrooms one with built in wardrobes and bathroom with separate shower.

Viewing is highly recommended to appreciate the apartment on offer.

Ground Floor

Communal Entrance Hall: Stairs and lift down to lower ground floor.

Lower Ground Floor: Solid oak panelled front door leading through to:

Entrance Hall: Down lights, ceiling cornice, video entry phone, radiator, storage cupboard with hanging rail and shelving.

Dining Room: 14' 2" x 12' 0" (4.33m x 3.67m) Having two radiators, down lighters, cornice ceiling, double doors leading through to:

Lounge/Dining Room: 14' 5" x 21' 10" (4.39m x 6.66m) With walk in bay window and double glazed French doors leading onto patio. Attractive gas fireplace, marble hearth and stone surround, down lighters, cornice ceiling, two radiators, two wall light points, television aerial point, telephone point.

Breakfast Kitchen: 12' 9" x 12' 7" (3.89m x 3.83m) Fitted with a modern range of oak wooden base units with built in sink unit with waste disposal beneath. With granite work surfaces over, matching central island incorporating Siemens five ring induction hob with extractor hood over and breakfast bar. Built in appliances include combination microwave, electric fan oven, American style fridge with cold water dispenser, wine cooler, dish washer. Attractively tiled floor, down lighters, radiator, television aerial point, telephone point.

Utility Room: 9' 0" x 7' 7" (2.75m x 2.30m) With a range of built in kitchen units including wash hand basin, granite work surfaces, automatic washing machine, tumble dryer, wall mounted Worcester combination gas fired central heating boiler.

Bedroom 1: 16' 6" x 12' 1" (5.03m x 3.68m) (max) With three quarter height double glazed window overlooking rear patio, range of built in wardrobes with hanging rail, shelving and drawer

units. Ceiling cornice, radiator, television aerial point, telephone point, down lighters.

En-suite Shower Room: With white Sottini suite including large walk in shower with glass doors fronting, vanity unit incorporating wash hand basin with cupboards beneath, wc low level suite, a range or wall mounted medicine cupboards, fully tiled wall, tiled floor, down lighters, chrome heated towel rail, electric shaver point.

Inner Hallway: With airing cupboard containing hot water cylinder with fitted electric immersion heater, slatted shelved above.

Bedroom 2: 12' 2" x 12' 7" (3.70m x 3.83m) Having ceiling cornice, double glazed window overlooking rear patio, range of built in wardrobes with hanging rail, shelving and drawer units. Down lighters, radiator, television aerial point, telephone point.

Bathroom 2: With modern Sottini white suite including panelled bath, separate shower cubicle with shower, wash hand basin, WC low level suite, wall mounted vanity mirror with lighting, Chrome heated towel rail fully tiled walls and floor, down lighters.

Bedroom 3/Study: 11' 4" x 11' 3" (3.46m x 3.44m) With cornice ceiling, down lighters, radiator, television aerial point, telephone point.

Garden

There is an allocated parking space, and this property benefits from the use of the flagstone patio which is accessed from the lounge. This is a communal area: however, other residents are unlikely to use this part of the building.

Location: Greenwood House is situated in the popular St Hilary's Park development giving a high degree of privacy in a gated environment, within easy walking distance of 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 office in Alderley Edge proceed down London Road in a southerly direction. Go past The De Trafford Arms Hotel on the right and turn first left into St Hilary's Park and take the left hand side gates. Once through the gates turn right into the car park of Greenwood House.

