

22 Altrincham Road, Wilmslow, SK9 5ND

MICHAEL J  
CHAPMAN

independent estate agents



[www.michaeljchapman.co.uk](http://www.michaeljchapman.co.uk)

**A fantastic opportunity to purchase a three bedroom two bathroom first and second floor maisonette in need of general modernisation and updating and is situated within a short walk of the shops and facilities of the town centre and nearby Gorsey Bank Primary School.**

**The property extends to approximately 1160 sqft with its own private direct street access. The property could be of interest to a developer, young professionals or a buy to let investors.**

**The accommodation in brief comprises of: Ground floor, entrance porch, entrance hall with under stairs storage cupboard and stairs to upper floors. The first floor comprises of a Landing, sitting room, bedroom one with en-suite shower room, kitchen and a bathroom. To the second floor there are a further two bedrooms and access to the loft space.**

**Viewing is highly recommended to appreciate the potential this property offers.**

#### **Ground Floor**

**Porch:** Tiled floor, glazed panel front door.

**Entrance Hall:** Under stairs storage cupboard, ceiling coving, pendant light, radiator, power point, stairs to first floor.

#### **First Floor**

**Landing:** Pendant light, power point, radiator, doors off to.

**Lounge: 16' 1" x 13' 11" (4.91m x 4.25m)** Two sash windows to front, tiled fire place, ceiling rose and cornice, radiator, television aerial point.

**Kitchen: 9' 7" x 9' 7" (2.93m x 2.93m)** Window to side, fitted with a range of wall and base units with rolled edge work surfaces to tiled splash backs. Inset, stainless steel single drainer sink unit, space for fridge, plumbing for washing machine, cooker point, wall mounted boiler for domestic hot water and central heating, radiator.

**Inner Lobby:** Door to cupboard with window to rear and power point. Door to bathroom.

**Bathroom: 6' 9" x 6' 9" (2.05m x 2.05m)** Fitted with a white suite comprising, panelled bath with shower over and glazed shower screen, pedestal wash hand basin, low level wc, tiled splash backs, radiator, window to rear.

**Bedroom 1: 13' 9" x 12' 9" narrowing to 5'3" (4.19m x 3.88m narrowing to 1.62m)** L shaped room. Window to rear, radiator, built in wardrobe with hanging rail and shelf.

**En-suite Shower Room:** White suite comprising shower cubicle, pedestal wash hand basin, low level wc.

#### **Second Floor**

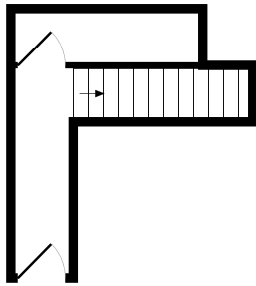
**Landing:** Stairs to lead from the first floor. Access to loft space.

**Bedroom 2: 16' 1" x 14' 1" narrowing to 7'10" (4.90m x 4.30m narrowing to 2.39m)** L shaped room. Window to front, radiator.

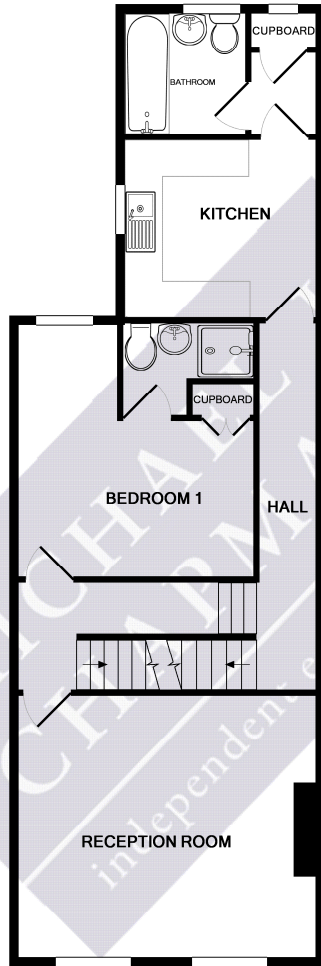
**Bedroom 3: 16' 1" x 8' 6" (4.90m x 2.58m)** With restricted head height, Velux window, radiator, access to eaves storage.

**Location:** The property is conveniently situated within easy reach of Wilmslow town centre with its excellent range of shops and general services, restaurants and wine bars. There are good local schools in the area for children of all ages, both State and Private. For the commuter Wilmslow railway station is on the main line to London Euston and also provides a regular commuter service to Manchester and surrounding districts. Access to the North West motorway network is within a short drive as is Manchester International Airport. The A34 Wilmslow by-pass is within easy reach and provides access to the superstores at Handforth Dean and Cheadle Royal and thereon to the business centres of Manchester and Stockport. Wilmslow leisure centre caters for many sporting activities and there are also a number of private sporting clubs in the surrounding area.

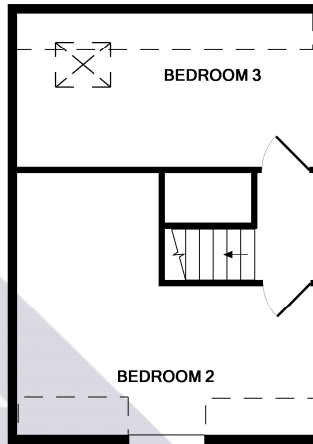
**Directions:** From our Alderley Edge office proceed out of the village on the main London Road towards Wilmslow on reaching the Kings Arms roundabout take the second exit into Bedells Lane. Continue to the end of Bedells Lane then turn left onto Altrincham Road towards Hale, the property will be found on the right hand side after approximately 50 meters, identified by a 'For Sale board'.



GROUND FLOOR



1ST FLOOR



2ND 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 ©2013

## Energy Performance Certificate



22, Altrincham Road, WILMSLOW, SK9 5ND

**Dwelling type:** Top-floor flat  
**Date of assessment:** 18 February 2013  
**Date of certificate:** 18 February 2013  
**Reference number:** 8917-6522-9220-0478-0996  
**Type of assessment:** RdSAP, existing dwelling  
**Total floor area:** 108 m<sup>2</sup>

### 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

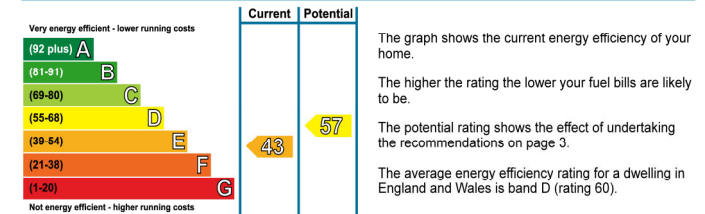
<b>Estimated energy costs of dwelling for 3 years:</b>	<b>£ 4,455</b>
<b>Over 3 years you could save</b>	<b>£ 1,059</b>

### Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 306 over 3 years	£ 198 over 3 years	
Heating	£ 3,870 over 3 years	£ 2,919 over 3 years	
Hot Water	£ 279 over 3 years	£ 279 over 3 years	
<b>Totals</b>	<b>£ 4,455</b>	<b>£ 3,396</b>	

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 Increase loft insulation to 270 mm	£100 - £350	£ 420	✓
2 Cavity wall insulation	£500 - £1,500	£ 243	✓
3 Draught proofing	£80 - £120	£ 48	✓

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](http://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.

**MICHAEL J  
CHAPMAN**  
independent estate agents

**01625 584379**  
79a London Road, Alderley Edge,  
Cheshire SK9 7DY  
E: [sales@michaeljchapman.co.uk](mailto:sales@michaeljchapman.co.uk)  
[www.michaeljchapman.co.uk](http://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.

