

15 Overhill Lane, Wilmslow, Cheshire, SK9 2BG

**MICHAEL J  
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independent estate agents



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

A five bedroom, four bathroom, four reception room detached family home offering versatile accommodation set in a cul de sac location in the sought after area of Wilmslow Park.

The accommodation in brief to the ground floor comprises of; entrance hall, lounge, dining room, sitting room, family room, breakfast kitchen, utility room, shower room/cloakroom and access to the integral garage. To the first floor, there are three double bedrooms both with fitted wardrobes and ensuite, two further double bedrooms and a family bathroom. Externally to the front of the property there is a driveway providing off road parking for several cars with a lawned garden and pathway to the front door. Externally to the rear is a paved patio opening up on to the lawned garden with flower and shrub borders enclosed by beech hedging.

Viewing is highly recommended to appreciate the accommodation on offer.

#### Ground Floor

**Reception Hall: 13' 11" x 13' 7" (4.25m x 4.15m)** Oak front door with double glazed windows either side. uPVC double glazed window also to the front, central heating radiator, down lighting, laminate flooring, Stairs to the first floor, doors off to;

**Lounge: 23' 8" x 13' 10" (7.22m x 4.22m)** uPVC double glazed windows to front and rear aspects, fireplace with white marble mantel and hearth with inset gas fire, wall and ceiling light points, central heating radiators, tv aerial point, Arch way to;

**Dining Room: 13' 11" x 10' 10" (4.25m x 3.31m)** uPVC double glazed French doors opening to the rear garden with windows either side, central heating radiators, wall light points, ceiling light.

**Sitting Room: 25' 3" x 9' 11" (7.69m x 3.02m)** uPVC double glazed windows to the front and rear aspects, down lighting and wall light points, tv aerial point, integrated wiring for speaker system, central heating radiators

**Inner Hall:** Doors off to;

**Family Room: 15' 9" x 9' 7" (4.79m x 2.93m)** uPVC double glazed window to the front, down lighting, central heating radiator, tv aerial point, integrated wiring for speaker system, laminate flooring.

**Shower Room/Cloakroom:** uPVC double glazed window to front, walk in shower cubicle with glazed shower screen, low level WC, pedestal hand wash basin and heated towel radiator. Fully tiled floor and walls and down lighting.

**Breakfast Kitchen: 16' 8" x 12' 9" (5.09m x 3.89m)** uPVC double glazed French doors to the side aspect giving direct access to the garden and uPVC double glazed window to the rear aspect. Fitted with a comprehensive range of wall and base units with work surfaces over to tiled splash backs with inset two bowl sink, 4 ring gas hob with extractor hood over, integrated double oven, dishwasher and microwave and space for an American style fridge freezer. Built in breakfast bar, tv aerial point, down lighting, glazed panelled door leading to;

#### Utility Room

13' 3" x 6' 9" (4.03m x 2.07m) uPVC double glazed window to the side aspect, uPVC double glazed door to the rear garden, fitted with a range of wall and base units with inset stainless steel sink unit, space for a washing machine and dryer, down lighting.

#### Integral Garage

21' x 8' 6" (6.41m x 2.60m) min. Electric roller shutter door to the front, wall mounted boiler for central heating and hot water, gas and electric meters, laminate wood flooring, giving internal access to the house.

#### First Floor

**Landing:** uPVC double glazed window to the front aspect, airing cupboard and store, doors off to;

**Bedroom 1: 28' 6" x 10' 11" (8.68m x 3.32m)** Two uPVC double glazed windows to the rear aspect, built in range of wardrobes with hanging rail and shelving, dressing table, down lighting, radiators. Door to.

**Ensuite:** uPVC double glazed window to the rear aspect, walk in shower cubicle, low level WC, hand wash basin inset into vanity unit, tiled walls and floor, towel radiator, down lights.

**Bedroom 2: 28' 6" x 9' 5" (8.68m x 2.88m)** two uPVC double glazed windows to the front aspect, two ranges of built in wardrobes with hanging rail and shelving, two central heating radiators and down lighting. Door to the ensuite.

**Ensuite:** uPVC double glazed window to the side aspect, double shower cubicle, pedestal hand wash basin, low level WC with fully tiled walls, tiled flooring, heated towel radiator, shaver socket and extractor fan.

**Bedroom 3: 16' 6" x 15' (5.04m x 4.58m)** Two uPVC double glazed windows to the front aspect, fitted wardrobes, down lighting and two central heating radiators. Door to the ensuite.

**Ensuite:** Not yet finished: Currently comprises of a low level WC and hand wash basin with uPVC double glazed window to the side aspect and central heating radiator. Ample space for a shower or bath.

**Bedroom 4: 13' 1" x 13' (4.00m x 3.96m)** Window to the rear aspect, built in wardrobes, shelving, desk and drawers, spot down lighting, central heating radiator and tv aerial connection.

**Bedroom 5: 9' 11" x 9' 5" (3.02m x 2.88m)** uPVC window to the front aspect, central heating radiator, built in wardrobes.

**Bathroom: 11' 6" x 6' 7" (3.51m x 2.00m)** uPVC double glazed window to the rear aspect, white suite comprising, built in bath with 'jacuzzi' system, walk in shower cubicle, vanity hand wash basin, low level WC, chrome heated towel radiator. Slate tiled floor, tiled walls and down lighting.

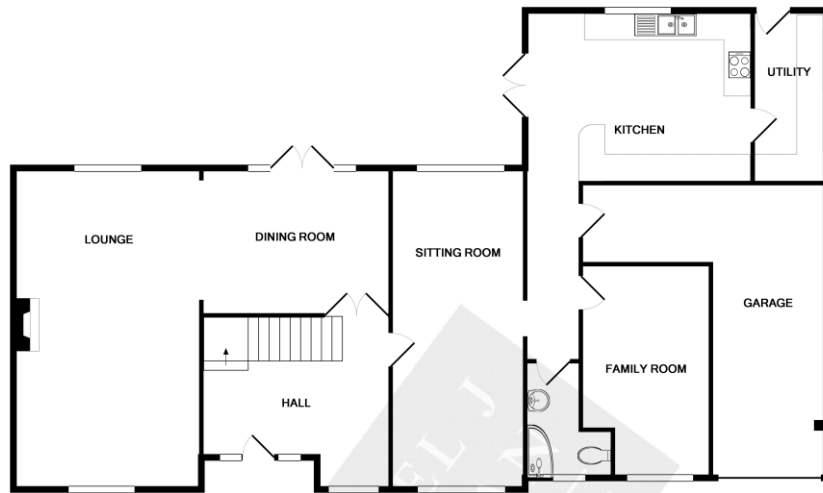
### Outside

**Garden:** Externally to the front of the property there is a driveway providing off road parking for several cars with a lawned garden and pathway to the front door. Externally to the rear is a paved patio opening up on to the lawned garden with flower and shrub borders enclosed by beech hedging to the rear.

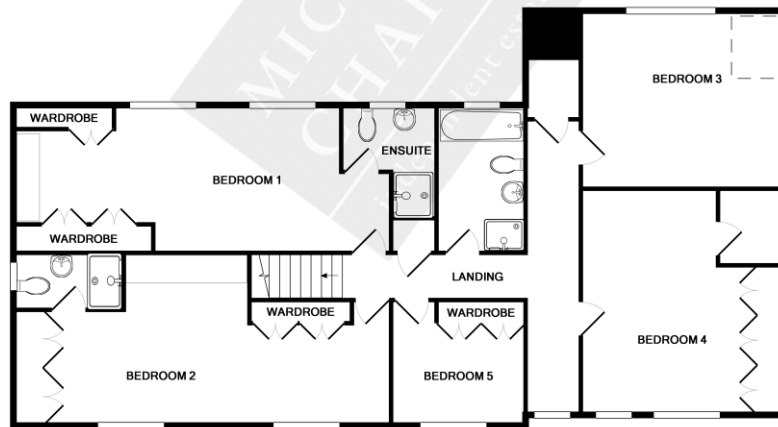
**Location:** The property is conveniently situated within easy reach of Wilmslow town centre with its excellent range of shops and general services, restaurants and wine bars. There are good local schools in the area for children of all ages, both State and Private. For the commuter Wilmslow railway 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 the centre of Wilmslow, proceed in a northerly direction along the Alderley Road through the first set of traffic lights and turn right at the next set of lights into Station Road which continues into Macclesfield Road. At the mini-roundabout turn left into Adlington Road continuing along this road and proceed up the hill and just as the road bends to the right, the entrance to Wilmslow Park North will be seen on the left hand side. On entering Wilmslow Park take the first right into Overhill Road and then the next right into Overhill Drive and then right into Overhill Lane where the property will be found on the right handside. (For the Sat Nav user; Postcode: SK9 2BE).





GROUND FLOOR  
APPROX. FLOOR  
AREA 1257 SQ.FT.  
(152.1 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 1444 SQ.FT.  
(134.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 3081 SQ.FT. (286.3 SQ.M.)  
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



15, Overhill Lane, WILMSLOW, SK9 2BG

Dwelling type: Detached house  
Date of assessment: 16 April 2014  
Date of certificate: 16 April 2014

Reference number: 8454-7324-2200-2296-1992  
Type of assessment: RdSAP, existing dwelling  
Total floor area: 299 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

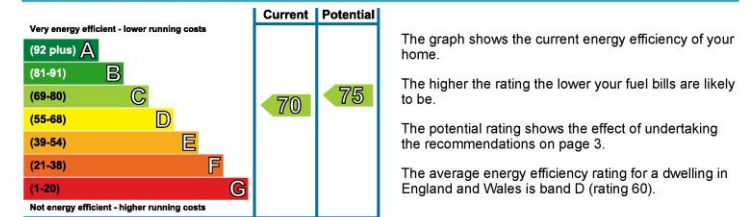
Estimated energy costs of dwelling for 3 years:	£ 5,598
Over 3 years you could save	£ 246

### Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 621 over 3 years	£ 321 over 3 years	
Heating	£ 4,578 over 3 years	£ 4,632 over 3 years	
Hot Water	£ 399 over 3 years	£ 399 over 3 years	
<b>Totals</b>	<b>£ 5,598</b>	<b>£ 5,352</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 Low energy lighting for all fixed outlets	£240	£ 249	
2 Solar photovoltaic panels, 2.5 kWp	£9,000 - £14,000	£ 693	

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.

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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.



