

3 Coniston Close, Alderley Edge, Cheshire, SK9 7WD

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A recently modernised and updated four bedroom three bathroom modern detached house, set in a quiet cul de sac position with pleasant mature gardens overlooking the countryside to the rear with off road parking and a double garage.

Offering well planned easily maintained accommodation that is presented to a high standard, this delightful four bedroom three bathroom modern detached property offers excellent family accommodation which briefly includes, porch, entrance hall, downstairs cloakroom, large living room with attractive period style fireplace, separate dining room, breakfast room, fully fitted kitchen and utility room. Upstairs, the master bedroom has an en suite shower room with double width shower cubicle, the guest bedroom has an en suite shower room, and there are a further two good size double bedrooms and family bathroom. The property benefits further from double glazing and parking to the front of the double garage.

The property is peacefully situated down a quiet and pleasant cul de sac with the benefit of good size gardens to front and rear and side. The garden to the front is mainly laid to lawn with mature planting, and to the rear and side, the garden is fully enclosed and includes a patio leading onto a shaped lawn with wide well stocked borders and fenced boundaries.

The accommodation comprises of;

Ground Floor

Porch: Tiled Floor, solid wood panelled door with double glazed stained glass upper, opening on to;

Entrance Hall: 13' x 11' 9" (3.97m x 3.57m) Double glazed bay window to front, oak staircase to first floor with glazed balustrade with under stairs storage cupboards, ceiling cornice, living flame gas fire with wooden matle and surround, marble inserts and hearth, tiled floor, radiator, power points.

Cloakroom: 7' 5" x 3' 10" (2.25m x 1.17m) Obscure double glazed window to front, Fitted with a modern white suite comprising of low level wc, vanity unit with inset wash hand basin with cupboards under and tiled splash backs, tiled floor, radiator.

Lounge: 18' x 15' 9" (5.49m x 4.79m) into bay. Double glazed bay window to rear and double glazed windows to side, feature cast iron Victorian style fireplace with inset living flame gas fire, timber mantle and surround with marble hearth, Ceiling coving, solid oak flooring, radiator, power points, Tv aerial point.

Dining Room: 12' 1" x 9' 8" (3.68m x 2.95m) Double glazed bay window to front, ceiling coving, wall lights, radiator, power points.

Breakfast Room

13' 3" x 9' 9" (4.03m x 2.97m) Double glazed French doors opening up onto the rear patio with double glazed windows to side, ceiling coving, down lights, radiator, tiled floor, Tv aerial point, power points, opening up onto;

Kitchen: 13' 3" x 11' 1" (4.03m x 3.37m) Double glazed window to rear, fitted with a modern range of matching wall and base units with granite work surfaces over to splash backs with concealed lighting over. Inset one and a half bowl stainless steel sink unit with mixer tap over, integrated appliances include, 4 ring hob with extractor hood over, electric fan assisted oven, microwave, built in fridge and freezer, dish washer, tiled floor, down lights, radiator, power points, Tv aerial point.

Utility Room: 7' 5" x 7' 1" (2.25m x 2.17m) Double glazed window to front and personal door to side garden, fitted with a matching range of wall and base units with rolled edge work surfaces over to tiled splash backs, inset stainless steel single drainer sink unit, space and plumbing for washing machine and separate dryer, wall mounted boiler for domestic hot water and central heating, tiled floor, power points, fuse box.

First Floor

Landing: 14' 11" x 13' (4.55m x 3.97m) Galleried landing, double glazed window to front, down lights, radiator, power points, aring cupboard with hot water cylinder with slatted shelving over, doors off to;

Bedroom 1: 13' 5" x 12' 8" (4.09m x 3.85m) Double glazed window to rear, built in wardrobes with hanging rail and shelving, radiator, power points, pendant light and wall lights.

En Suite Shower room: 8' 10" x 5' 3" (2.69m x 1.60m) Obscure double glazed window to rear, Fitted with a modern white suite comprising of double shower cubicle with mains feed shower over and glazed sliding door, Wash hand basin inset in to white high gloss vanity unit with cupboards under and vanity mirror over, Low level wc, part tiled walls, tiled floor, Chrome heated ladder style radiator, down lights, extractor fan.

Inner Landing: 5' x 2' 11" (1.53m x 0.90m) Down Light, shelving, doors off to;

Bedroom 2: 10' x 9' 8" (3.06m x 2.95m) Double glazed window to rear, built in wardrobe with handing rail and shelving, pendant light, radiator, power points.

En Suite Shower Room: Obscure double glazed window to side, Fitted with a modern white suite comprising of shower cubicle with mains feed shower over and glazed sliding door, Wash hand basin inset in to white high gloss vanity unit with cupboards under and vanity mirror over, Low level wc, part tiled walls, tiled floor, Chrome heated ladder style radiator, down lights, extractor fan.

Bedroom 3: 12' 4" x 10' 3" (3.76m x 3.12m) Max. Double glazed windows to front, built in wardrobe with handing rail and shelving, radiator, power points.

Bedroom 4: 11' 1" x 9' (3.38m x 2.75m) Max Double glazed windows to rear, built in wardrobe with handing rail and shelving, radiator, power points, access to loft space.

Family Bathroom: 10' x 6' (3.04m x 1.82m) Obscure double glazed window to front, fitted with a white suite comprising of panelled bath with mixer tap and shower attachment, wash hand basin inset into vanity unit with cupboards under, low level wc, tiled splash backs, heated ladder style towel radiator, down lights.

Outside

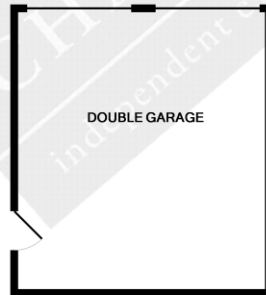
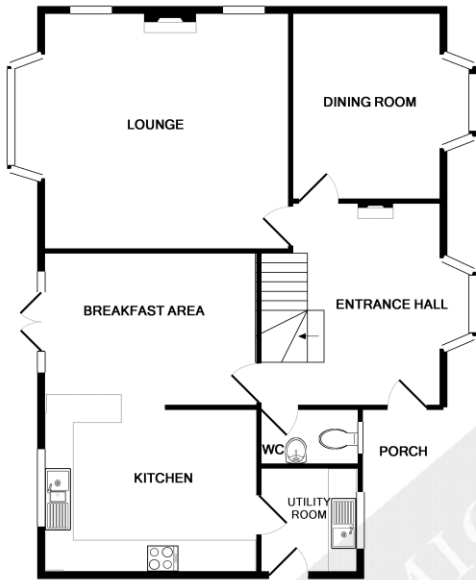
Double Garage: 18' 1" x 16' (5.50m x 4.88m) two up and over doors, personal door to side, power and light.

Garden: The garden to the front is mainly laid to lawn with mature planting, and to the rear and side, the garden is fully enclosed and includes a patio leading onto a shaped lawn with wide well stocked borders and fenced boundaries.

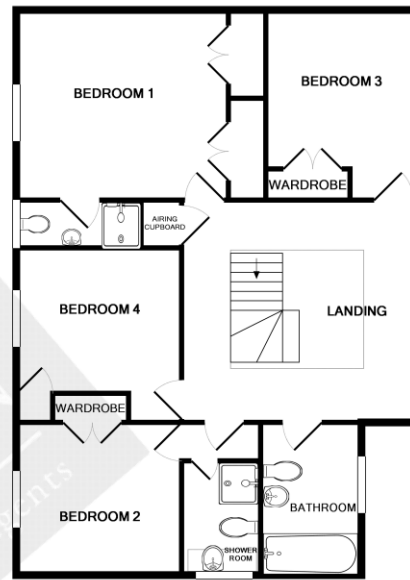
Location: The property is situated in a convenient yet peaceful location with easy access to Knutsford, Wilmslow, and Alderley Edge, the village centre of which offers a wide range of high quality shops suitable for most day to day requirements. The area also boasts a good range of social and recreational 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 Sainsburys. Manchester International Airport is only a short drive away.

Directions: From our Alderley Edge office proceed out of the village on the main London Road towards Wilmslow. After passing over the railway bridge take the first turning left into Ryleys Lane. Continue along Ryleys Lane which becomes Chelford Road for approximately 2 miles turning right into Merrymans Lane. Continue along Merrymans Lane for approximately one mile taking the second turning left into Ancoats Lane. Continue on Ancoats Lane and the development will be found on the left hand side, turn left into Buttermere Drive and bear left into Coniston Close where the property will be found on the left identified by our for Sale board.





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.
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Energy Performance Certificate



3, Coniston Close, ALDERLEY EDGE, SK9 7WD

Dwelling type: Detached house
Date of assessment: 10 June 2015
Date of certificate: 10 June 2015
Reference number: 8375-6326-6250-6570-4992
Type of assessment: RdSAP, existing dwelling
Total floor area: 168 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

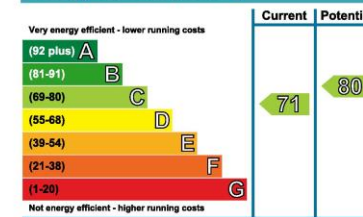
Estimated energy costs of dwelling for 3 years:	£ 3,564
Over 3 years you could save	£ 342

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 483 over 3 years	£ 255 over 3 years	
Heating	£ 2,643 over 3 years	£ 2,697 over 3 years	
Hot Water	£ 438 over 3 years	£ 270 over 3 years	
Totals	£ 3,564	£ 3,222	

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



The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

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	£80	£ 189	
2 Solar water heating	£4,000 - £6,000	£ 153	✓
3 Solar photovoltaic panels, 2.5 kWp	£5,000 - £8,000	£ 744	✓

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.

Important Notice

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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.



