

10 Crescent Road, Alderley Edge, Cheshire, SK9 7NB

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Having been beautifully extended and refurbished to a good standard throughout, this four bedroom end of terraced family house is set in a peaceful cul de sac within easy reach of the village centre with a good sized rear garden and ample parking to the front.

The accommodation comprises of Entrance hall, 20' lounge with gas fire place, dining room opening up onto the family room, a recently fitted white high gloss kitchen, utility room and cloakroom/wc. To the first floor, there are 4 double bedrooms and a family bathroom.

To the rear of the property there is a good sized garden laid mainly to lawn with herbaceous borders a patio area to the rear of the house and a hard standing with good sized shed with power and light to the rear of the garden. To the front there is a gravel driveway providing parking for several cars.

A personal internal inspection is indeed highly recommended.

Ground Floor

Porch: Upvc front door.

Entrance Hall: Tiled floor, radiator, stairs to first floor, power points, pendant light, glazed panel doors to.

Lounge: 20' 2" x 14' 4" (6.14m x 4.37m) max. Double glazed window to front, ceiling cornice, radiators, tv aerial point, power points, inset gas flame effect fire with stone mantel and hearth.

Dining Room: 11' 11" x 8' 10" (3.62m x 2.70m) Inset down lighters radiator, power points, opening up onto:

Family Room: 11' 11" x 8' 8" (3.62m x 2.65m) Vaulted ceiling with inset down lighters, radiator, power points, tv aerial point.

Kitchen: 10' 11" x 11' 11" (3.34m x 3.62m) Upvc double glazed window to rear and door to side. Fitted with a modern range of white high gloss wall and base units with rolled edged works surfaces over, inset 1.5 bowl stainless steel single drainer sink unit, space for range cooker with brushed chrome extractor hood over, built in dishwasher, space for American fridge freezer, radiator, slate effect laminate floor, down lights, power points.

Utility Room: Window to side, wall mounted Worcester 37 cdi combination boiler for domestic hot water and central heating, built in work surface with space and plumbing under for washing machine and dryer, wall mounted shelving, power points, pendant light.

Cloakroom/ W.C: White suite comprising of: low level wc and corner wash hand basin, pendant light, extractor fan.

First Floor

Landing: Window to side, access to roof space with pull down ladder, doors off to:

Bedroom 1: 11' 10" x 14' 2" (3.61m x 4.31m) Upvc double glazed window to front, built in wardrobes with hanging rail and shelving with mirrored sliding doors, picture rail, pendant light, radiator, tv aerial point, power points.

Bedroom 2: 10' 10" x 10' 5" (3.31m x 3.17m) Upvc double glazed window to front, pendant light, radiator, tv aerial point, power points,

Bedroom 3: 11' 10" x 8' 10" (3.61m x 2.70m) Upvc double glazed window to rear, built in wardrobes with hanging rail and shelving with sliding mirrored doors, pendant light, radiator, power points.

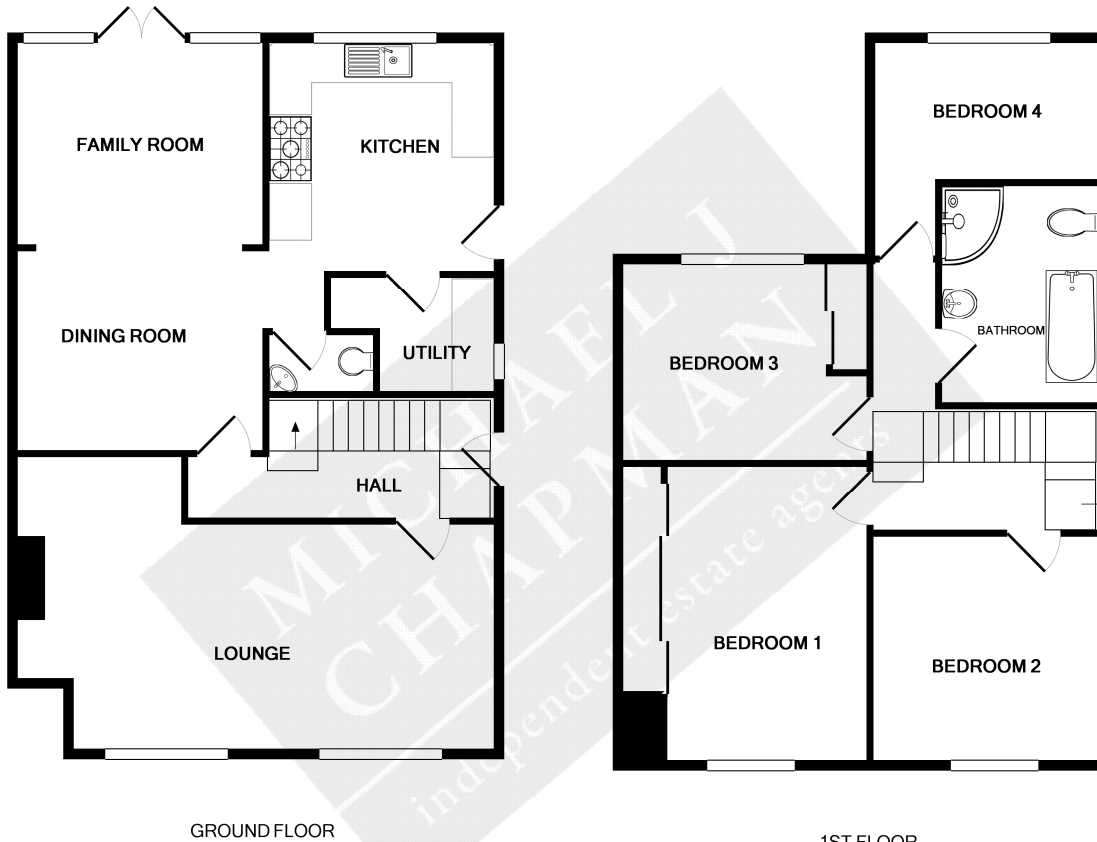
Bedroom 4: 10' 4" x 10' 5" (3.15m x 3.17m) max. Upvc double glazed window to rear, radiator, pendant light, power points, laminate wood flooring.

Bathroom: Upvc double glazed window to side, white suite comprising of: panelled bath with mixer tap and shower attachment, corner double shower cubical with Mira 'xl' mains fed shower, glazed shower screen, low level wc, wash hand basin inset into vanity unit with cupboard under, heated towel rail, down lights.

Garden: To the front there is a gravel driveway providing parking for several cars. To the rear of the property there is a good sized garden laid mainly to lawn with herbaceous borders a patio area to the rear of the house and a hard standing with good sized shed with power and light to the rear of the garden.

Loction: As previously mentioned the property is conveniently situated within walking distance 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 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 proceed up London Road A34 in a northerly direction towards Wilmslow, before going over the railway bridge turn right into Heyes Lane, continue down past Percy Grantham's shop taking the next left into Oakfield Road and then the first left again into Crescent Road where the property can be found on the right hand side.



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



10, Crescent Road, ALDERLEY EDGE, SK9 7NB

Dwelling type: End-terrace house
 Date of assessment: 13 May 2013
 Date of certificate: 13 May 2013
 Reference number: 9478-0085-7215-0387-3924
 Type of assessment: RdSAP, existing dwelling
 Total floor area: 130 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

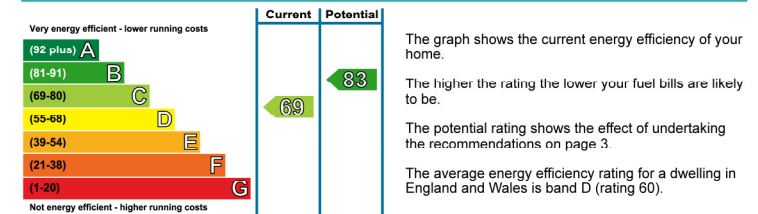
Estimated energy costs of dwelling for 3 years:	£ 2,742
Over 3 years you could save	£ 624

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 339 over 3 years	£ 189 over 3 years	
Heating	£ 2,124 over 3 years	£ 1,647 over 3 years	
Hot Water	£ 279 over 3 years	£ 282 over 3 years	
Totals	£ 2,742	£ 2,118	

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 Cavity wall insulation	£500 - £1,500	£ 390	✓
2 Floor insulation	£800 - £1,200	£ 102	✓
3 Low energy lighting for all fixed outlets	£55	£ 126	✓

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 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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