

3 Tyler Point, Trafford Road, Alderley Edge, SK9 7NT

**MICHAEL J
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A bespoke three bedroomed town house situated in the centre of Alderley Edge. The property offers versatile accommodation over four floors and benefits from double glazing, gas central heating, and an integral single garage.

The accommodation in brief comprises: Entrance hallway, cloakroom/ wc, bedroom three to the ground floor. The first floor offers lounge, open plan to contemporary kitchen diner. The second floor comprises: bedroom two, and a modern bathroom suite, whilst the third floor offers a study area on the landing and the master bedroom with en suite shower room.

Ground Floor

Entrance Hall: Panelled glazed front door, laminate wood flooring, radiator, power points, pendant light, fuse box, stairs to first floor, doors off to:

Bedroom 3/Study: 13' 1" x 6' 9" (4.00m x 2.06m) Uvpc double glazed French doors opening onto rear terrace area, laminate wood flooring, radiator, down lights, power points, telephone point.

Cloakroom/Wc: Fitted with a modern white suit comprising of: low level wc, pedestal wash hand basin, tiled floor.

First Floor

Landing: Window to front, radiator, door to:

Kitchen diner: 14' 8" x 8' 2" (4.46m x 2.50m) Double glazed window to front, fitted with a modern range of wall and base units with wood block work surfaces over to tiled splash backs, inset stainless steel sink unit, inset four ring gas hob with extractor hood over and electric oven under, integrated washing machine and dishwasher, down lights, radiator, laminate wood flooring, opening up onto.

Lounge: 13' 1" x 7' 11" (4.00m x 2.42m) Uvpc double glazed French doors opening onto Juliet style balcony coved ceiling, radiator, wall lights, television aerial point, power points, laminate wood flooring.

Second Floor

Landing: Window to front, radiator, stairs to first floor, doors off to.

Bedroom 2: 13' 9" x 13' 1" (4.19m x 4.00m) L-shaped Max. Uvpc double glazed French doors opening onto Juliet style balcony, down lights, radiator, power points, tv aerial point.

Bathroom: Obscure double glazed window to front fitted with a modern white suit comprising of: panelled bath with mains fed shower over and glazed shower screen, wash hand basin with vanity unit below, low level wc, chrome heated towel rail, tiled floor and walls, down lights, extractor fan.

Third Floor

Landing area: Velux window, wall lights, power point.

Bedroom 1: 13' 9" x 13' 1" (4.19m x 4.00m) Two Velux windows, wall lights, radiator, power points, tv aerial points.

En Suite Shower Room: Roof light tube fitted with a modern white suit comprising of: double shower cubicle with mains fed shower and glazed shower screen, pedestal wash hand basin, low level wc, down lights, chrome ladder style towel radiator, tiled floor and splash backs.

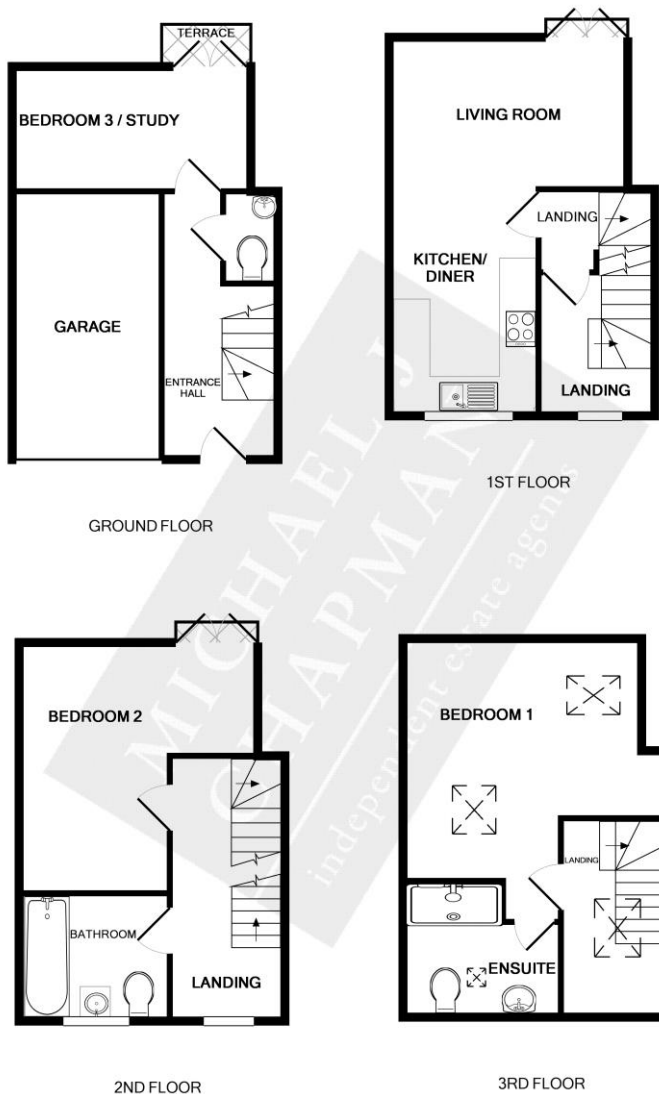
Outside

Garage

Single garage with up and over door.

Location: As previously mentioned the property is extremely conveniently situated down a cul-de-sac in the very heart 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 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 Alderley Edge office proceed up the A34 London Road in a northerly direction, before going over the railway bridge turn right into Heyes Lane, right into Trafford Road and immediately right into Tyler Street where the property can be found on the left 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



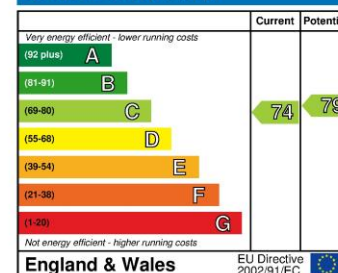
3 Tyler Point
Trafford Road
ALDERLEY EDGE
SK9 7NT

Dwelling type:
Date of assessment:
Date of certificate:
Reference number:
Type of assessment:
Total floor area:

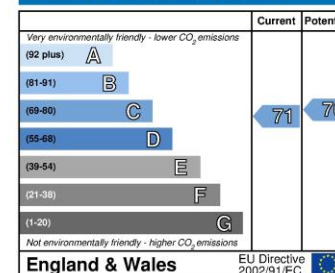
Mid-terrace house
18 February 2011
23 February 2011
9788-0089-6262-6229-0924
RdSAP, existing dwelling
95 m²

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.

Energy Efficiency Rating



Environment Impact (CO₂) Rating



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home

	Current	Potential
Energy use	190 kWh/m ² per year	160 kWh/m ² per year
Carbon dioxide emissions	3.0 tonnes per year	2.5 tonnes per year
Lighting	£94 per year	£53 per year
Heating	£430 per year	£393 per year
Hot water	£121 per year	£105 per year

The figures in the table above have been provided to enable prospective buyers and tenants to compare the fuel costs and carbon emissions of one home with another. To enable this comparison the figures have been calculated using standardised running conditions (heating periods, room temperatures, etc.) that are the same for all homes, consequently they are unlikely to match an occupier's actual fuel bills and carbon emissions in practise. The figures do not include the impacts of the fuels used for cooking or running appliances, such as TV, fridge etc.; nor do they reflect the costs associated with service, maintenance or safety inspections. Always check the certificate date because fuel prices can change over time and energy saving recommendations will evolve.

To see how this home can achieve its potential rating please see the recommended measures.



Remember to look for the energy saving recommended logo when buying energy-efficient products. It's a quick and easy way to identify the most energy-efficient products on the market. This EPC and recommendations report may be given to the Energy Saving Trust to provide you with information on improving your dwelling's energy performance.

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All measurements are approximate
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