

Alderley, Chorley Hall Lane, Alderley Edge, SK9 7UL

**MICHAEL J
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independent estate agents



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A beautifully refurbished and extended four bedroom three bathroom detached family home with gated off road parking and southerly facing rear garden, set in a particularly convenient location for easy access to local schools and Alderley Edge Village centre.

The accommodation in brief comprises of to the ground floor; porch, entrance hall, cloakroom, drawing room, dining room, snug, kitchen breakfast family room, utility room. To the first floor; landing, master bedroom en suite Jack & Jill bathroom, bedroom 2 with en suite, bedroom 3 en suite and a further double bedroom.

Externally the property is approached through a gated drive way with off road parking for several cars. The front garden is mainly laid to lawn with mature shrubs and plants, screen by hedging. There is a gated side access that leads to the southerly facing rear garden with a paved patio area with external lighting and power opening up onto the lawned garden with shaped boarders with mature planting and boarders.

The accommodation comprises of:-

Ground Floor

Porch: Covered porch with exposed beams, oak flooring, solid oak panelled door opening to;

Entrance Hall: 13' 8" x 4' 7" (4.16m x 1.40m) Triple glazed window to front, ceiling cornice, down lights, dado rail, radiator, oak wood flooring, power points, stairs to first floor with under stairs storage, doors off to;

Cloakroom: Obscure triple glazed window to front, white suite comprising of low level wc, wall mounted wash hand basin, limestone tiled floor and half tiled walls, down lights, radiator.

Snug: 11' 11" x 10' 5" (3.62m x 3.18m) Triple glazed window to front, ceiling cornice, down lights, dado rail, radiators, power points, tv, telephone and satellite aerial point.

Dining Room: 17' 1" x 11' 11" (5.21m x 3.62m) Triple glazed windows and French doors to rear, ceiling coving, down lights, radiators, power points, double doors opening to;

Drawing Room: 21' 4" x 17' 11" (6.49m x 5.45m) Triple glazed bay window to front and triple glazed square bay window to rear with window seat. Inset down lights, inset gas flame effect fire with stone mantle surround and hearth, ceiling coving, dado rail, radiators, power points.

Kitchen: 12' 8" x 10' 3" (3.85m x 3.12m) Fitted with modern range of wall and base units, granite work surfaces to tiled splash backs, central island unit with inset Belfast sink and mixer tap, built in dishwasher and bin draw, built in fridge freezer, range cooker with double oven and six ring gas hob, display cupboards with inset lighting, down lights, telephone point, tv aerial point, tiled floor, opening up to;

Breakfast/Family Room: 21' 3" x 10' 2" (6.47m x 3.10m) Triple glazed window to side and double French doors to rear, down lights, radiator, power points, tiled floor.

Utility Room: 13' 9" x 8' 11" (4.18m x 2.73m) Fitted with a modern range of base units with rolled edge work surfaces with inset stainless steel drainer, sink unit, two double cupboards, space for fridge freezer, plumbing for washing machine, space for dryer, twin velux window, solid oak door to side, tiled floor, power points, tv aerial point.

First Floor

Landing: Half landing with velux window, leading to main landing with triple glazed window to front, down lights, dado rail, radiator, power points, room measuring 2.08m x 0.89m (6'9" x 2'11") currently used as a study, with down lights, radiator, power points, telephone point and shelving, inner landing with access to loft space with pull down ladder, four matching full length cupboards with double door with hanging rail and shelving, further double cupboard with hot water cylinder and slatted shelving.

Bedroom 1: 17' x 11' 1" (5.17m x 3.37m) Triple glazed window to rear, hand made built in wardrobes with hanging rail, shelving and draw units with cupboard over, bed side tables, radiator, down lights, power points, telephone point, door to en suite.

En Suite Bathroom: 11' 11" x 7' 9" (3.64m x 2.35m) Obscure triple glazed window to side, fitted with a modern white suite comprising of; panelled bath with mixer tap and shower attachment, low level wc, his and hers wash hand basin inset into vanity units with cupboards under, granite surfaces over, tiled floor with under floor heating, down lights, radiator, to Jack and Jill door to landing.

Bedroom 2: 13' 7" x 10' 5" (4.15m x 3.18m) Triple glazed window to rear, down lights, radiator, dado rail, power points, door to;

En Suite Shower Room: 10' 5" x 4' (3.18m x 1.22m) Obscure triple glazed window to side, fitted with a modern white suite comprising of a double shower cubicle with mains fed shower with glazed shower screen, low level wc, pedestal wash hand basin, tiled floor and half tiled walls, down lights, extractor fan.

Bedroom 3: 13' 7" x 11' 4" (4.14m x 3.45m) Triple glazed window to front, down lights, radiator, dado rail, power points, door to;

En Suite Shower Room: 11' 4" x 4' (3.45m x 1.22m) Obscure triple glazed window to side, fitted with a modern white suite comprising of a double shower cubicle with mains fed shower with glazed shower screen, low level wc, pedestal wash hand basin, tiled floor and half tiled walls, down lights, extractor fan.

Bedroom 4: 11' 11" x 9' 11" (3.62m x 3.02m) Triple glazed window to front, built in wardrobes with hanging rail, shelving and drawer units, down lights, dado rail, radiator, power points.

Outside

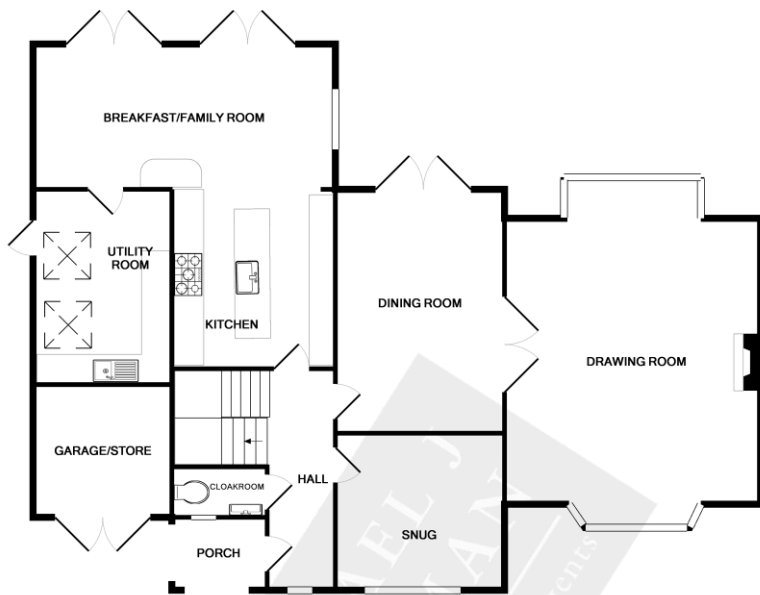
Garden: Externally the property is approached through a gated drive way with off road parking for several cars. The front garden is mainly laid to lawn with mature shrubs and plants, screen by hedging. There is a gated side access that leads to the southerly facing rear garden with a paved patio area with external lighting and power opening up onto the lawned garden with shaped borders with mature planting and borders.

Garage/Store: 9' 3" x 8' 11" (2.83m x 2.73m) Double doors to front. Twin wall mounted boilers for domestic hot water and central heating, fuse box and electric meters, power and light.

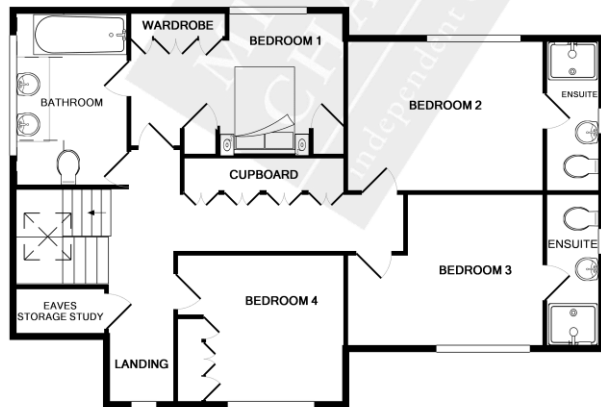
Location: The property is conveniently situated within walking distance of Alderley Edge village centre which offers a wide range of high quality shops suitable for most day to day requirements. The area also boasts a good range of social and recreational facilities. Good local schools cater for children 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 office proceed down London Road in a southerly direction. At the De Trafford Arms turn right into Chorley Hall Lane and continue over the bridge, and the property can be found on the left hand side.





GROUND FLOOR



1ST FLOOR

TOTAL APPROX. FLOOR AREA 2454 SQ.FT. (228.0 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



Alderley, Chorley Hall Lane, ALDERLEY EDGE, SK9 7UL

Dwelling type: Detached house
 Date of assessment: 01 May 2015
 Date of certificate: 01 May 2015
 Reference number: 8295-7725-3900-7549-2902
 Type of assessment: RdSAP, existing dwelling
 Total floor area: 228 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

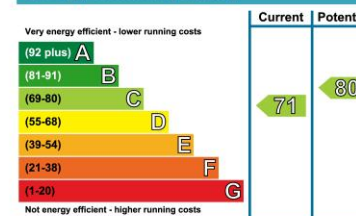
Estimated energy costs of dwelling for 3 years:	£ 4,560
Over 3 years you could save	£ 708

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 582 over 3 years	£ 291 over 3 years	
Heating	£ 3,537 over 3 years	£ 3,120 over 3 years	
Hot Water	£ 441 over 3 years	£ 441 over 3 years	
Totals	£ 4,560	£ 3,852	

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 Cavity wall insulation	£500 - £1,500	£ 465	✓
2 Low energy lighting for all fixed outlets	£180	£ 246	✓
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.

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All measurements are approximate

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