

Corner House, 1a Elmfield Road, Alderley Edge, SK9 7PJ

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A three bedroom two bathroom detached family house with private gardens and off road parking within walking distance of Alderley Edge village.

This spacious, well presented three bedroom detached family house offers excellent well planned accommodation with solid pitch pine doors and exposed pine floors, delightful fully fitted breakfast kitchen, and luxury fittings to the en-suite shower room and family bathroom.

The accommodation briefly includes entrance hall, downstairs cloakroom, living room, dining room, fully fitted breakfast kitchen. Upstairs the master bedroom has an en suite shower room. There are a further two good size bedrooms and a family bathroom with shower. The garage has been converted to offer a further room, however prospective purchasers would need to apply for building regulations approval. The property is further enhanced by double glazed sash windows; gas fired central heating, parking to the front of the property for a couple of cars. There are also easily maintained landscaped gardens accessed off the living room.

All purchasers are urged to make an internal inspection to fully appreciate the size of the accommodation and the excellent space this family home has to offer.

Ground Floor:

Porch: Solid wood front door leading to:

Entrance Hall: 15' x 9' 1" (4.56m x 2.76m) Max. Double glazed window, stairs to first floor with under stairs storage cupboard, down lights, radiator, power points, stripped pine floor, doors off to;

Cloakroom: 5' 9" x 3' 7" (1.75m x 1.10m) Double glazed window to side, modern white suite comprising of a low level WC, wall mounted wash hand basin, half painted panelled walls, radiator, stripped pine floor, extractor fan.

Living Room: 18' 6" x 11' 1" (5.64m x 3.38m) Double glazed window to front, double glazed French doors to rear, modern living flame gas fire with stone surround and matching hearth, ceiling cornice, down lights, radiator, power points, TV aerial point, telephone point, stripped pine floor.

Dining Room: 8' 10" x 8' 8" (2.68m x 2.65m) Double glazed window, ceiling coving, radiator, power points, stripped pine flooring.

Kitchen Diner: 17' 1" x 8' 6" (5.20m x 2.60m) Min Double glazed window to front and side, fitted with a modern range of wall and base units, with rolled edge work surfaces to tiled splash backs with concealed pelmet lighting. Built in electric hob with oven under and extractor hood over, built in dishwasher, fridge freezer, space and plumbing for a washing machine, tiled floor, down lights, radiator, power points. Door to;

Garage Room: 13' 10" x 8' 8" (4.22m x 2.63m) Obscure double glazed window to front, radiator, power points, TV aerial point. This room could be converted to provide additional accommodation subject to necessary planning consents. Doors of to;

Store: 8' 8" x 2' 9" (2.63m x 0.85m) Wall mounted gas fired boiler for domestic hot water and central heating.

First Floor

Landing: Down lights, radiator, doors off to;

Bedroom 1: 16' 3" x 13' 3" Narrowing to 8' 4" (4.95m x 4.03m narrowing to 2.56m) Double glazed windows to front and side, access to eaves storage cupboards, radiators, power points, TV aerial point, telephone point, access to roof space.

En Suite Shower Room: 9' 10" x 5' 9" (3.00m x 1.76m) Obscure circular double glazed window to side, fitted with modern white suite comprising of double shower cubicle with rain fall shower with separate hand held attachment, wall mounted wash hand basin, low level WC, limestone tiled floor, tiled splash backs, chrome heated towel radiator, down lights, extractor fan, built in storage cupboard.

Bedroom 2: 13' 1" x 11' 1" (3.98m x 3.38m) Double glazed window to front, radiator, power points, TV aerial point.

Bedroom 3: 11' 7" x 8' 8" (3.52m x 2.65m) Double glazed window to side, radiator, power points, TV aerial point.

Family Bathroom: 7' 10" x 5' 11" (2.40m x 1.80m) Obscure double glazed window to rear, fitted with modern white suite comprising of 'P' shaped bath with Grohe shower over and glazed shower screen, low level WC, pedestal wash hand basin, tiled floor and splash back, down lights, extractor fan, chrome heated towel radiator.

Outside

Gardens: To the front of the house is a block paved driveway providing off road parking for several cars, with mature privet hedging giving a good degree of privacy. To the rear of the property, there is a paved patio opening up onto the artificial lawn garden for ease of maintenance.

Location: As previously mentioned the property is conveniently located 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 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 in a northerly direction towards Wilmslow. Go over the railway bridge turn right into Davey Lane which continues into Elmfield Road. The property can be found on the left hand side identified by our board.

