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

# MICHAEL J CHAPMAN

independent estate agents



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.

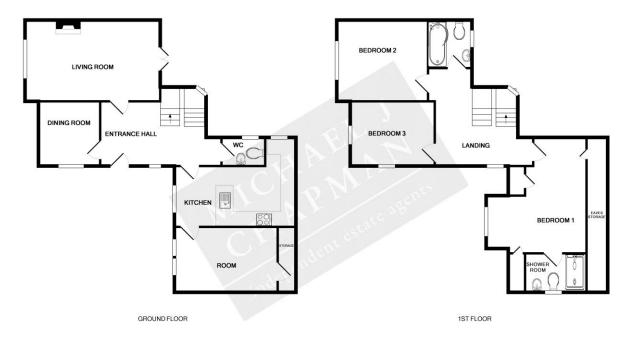
Family Bathroom: 7' 10" x 5' 11" (2.40m x 1.80m) Obscure double glazed window to rear, fitted with modern white suite comprising of 'P' shaped bath with Grohe shower over and glazed shower screen, low level WC, pedestal wash hand basin, tiled floor and splash back, down lights, extractor fan, chrome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



### TOTAL APPROX. FLOOR AREA 1453 SQ.FT. (135.0 SQ.M.)

TOTAL APPROVA. FLOOR MEETINGS (1, 1030 SQ MEETING).

This is every think be seen raise to ensure the accusacy of the floor plan contained here, measurements of choice is, or less than the seen reader of choice is, or less than the seen reader of choice is, or mission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and applicances shown have not been tested and no guarantee as to their operability or efficiency can be given along the control of the control of the services of the control of the

# **Energy Performance Certificate**



Current

1a, Elmfield Road, ALDERLEY EDGE. SK9 7PJ

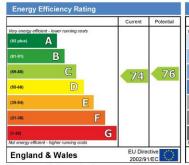
Dwelling type: Detached house Date of assessment: Date of certificate:

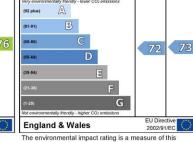
17 November 2009 18 November 2009 9138-6905-6209-6791-9010 Reference number

Environmental Impact (CO<sub>2</sub>) Rating

RdSAP, existing dwelling Type of assessment: Total floor area:

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 (CO<sub>2</sub>) emissions.





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.

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	168 kWh/m² per year	161 kWh/m² per year
Carbon dioxide emissions	3.7 tonnes per year	3.6 tonnes per year
Lighting	£124 per year	£72 per year
Heating	£498 per year	£509 per year
Hot water	£125 per year	£125 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 practice. 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



emember 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



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