

2 Lowood, Davey Lane, Alderley Edge, SK9 7NZ

**MICHAEL J
CHAPMAN**

independent estate agents



www.michaeljchapman.co.uk

A good sized and well-presented two bedroom first floor apartment situated in this converted period building with an abundance of original features situated in this popular residential location a short walk from the village centre.

This impressive first floor conversion apartment which makes up part of this period building is conveniently located for all the amenities. This apartment benefits from many original features such as ceiling coving, period style doors and stripped wooden floors, but also has a modern, contemporary feel. The accommodation comprises: entrance hallway, living room, kitchen breakfast room, study area, two bedrooms and bathroom.

Externally the property is approached by a gravel driveway providing communal parking facilities. The grounds are bordered by trees, shrubs and hedging.

Ground Floor

Communal Entrance Hall: Panel glazed communal front floor, stairs up to:

First Floor

Entrance Hall: With polished natural wood flooring, central heating radiator, dado rail, cornicing.

Drawing Room: 16' 9" x 14' 11" (5.11m x 4.55m) overall. With beechwood fireplace, solid natural wood lintel with granite hearth and living gas fire, cornicing, polished natural wood flooring, attractive sash window.

Study Area: 9' 3" x 6' 6" (2.82m x 1.98m) overall. With polished natural wood flooring, low voltage down lighting, arch to:

Kitchen/Breakfast Room: 14' 9" x 11' 10" (4.50m x 3.61m) overall to the maximum. With quality natural wood base and wall units, granite work surfaces incorporating one and a half bowl stainless steel sink with mixer tap. Smeg brushed steel range oven with 6 ring hob above and matching Smeg brushed steel extractor above, limestone tiled floor and partly limestone filed walling, cornicing, low voltage down lighting, recess with glazed shelving and further brick recess, built-in-double larder cupboard with cupboard above, cornicing, sash window, central heating radiator.

Master Bedroom: 13' 11" x 13' 1" (4.24m x 3.99m) overall to the maximum. With full width range of built-in wardrobes with mirrored doors, cornicing, sash window, central heating radiator, wall light point.

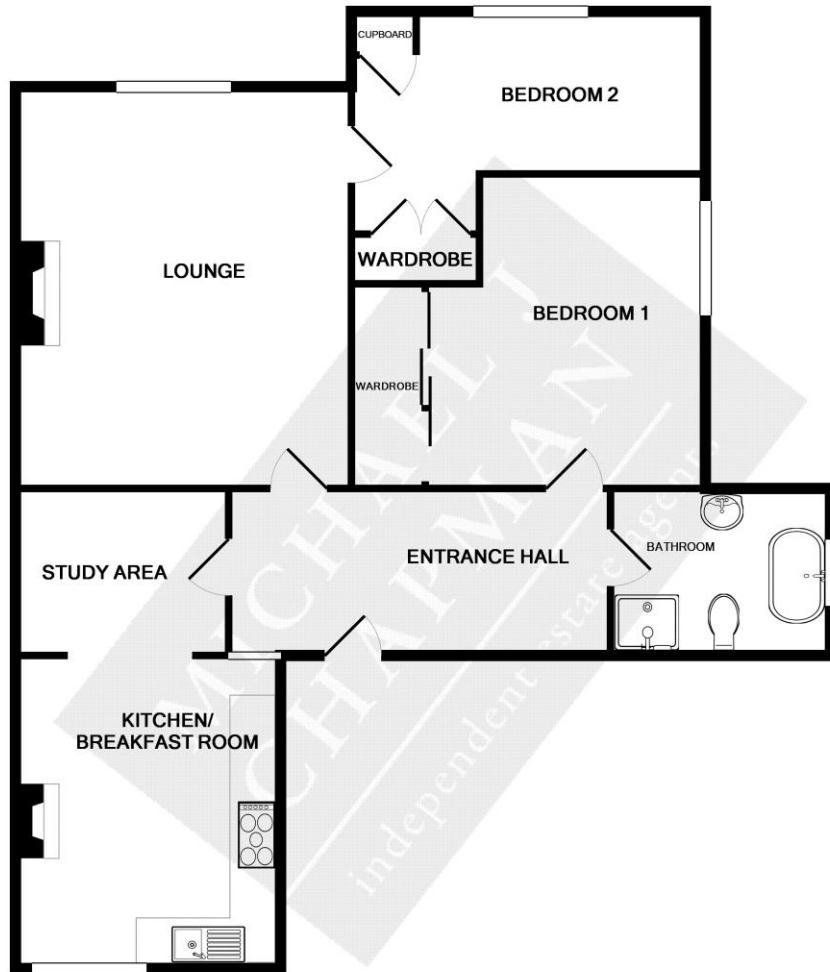
Bedroom 2: 14' 11" x 10' 8" (4.55m x 3.25m) overall to the maximum. (L shaped) with built-in-boiler cupboard with Baxi wall mounted gas central heating boiler, built-in-double cupboard with natural wood panelled doors.

Family Bathroom: With contemporary style fittings with free standing bath, mixer tap, hand held shower fittings, low level wc, wall mounted wash basin, chrome central heating towel rail, fully filed shower cubicle with large shower head and separate hand held shower fittings, limestone tiled floor and partly tiled limestone wall, feature sash window, chrome central heating towel rail.

Outside: The property is approached by a gravel driveway providing communal parking facilities. The grounds are bordered by trees, shrubs and hedging.

Location: Lowood is situated a short walk from 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 Alderley Edge office proceed out of the village on the main London Road towards Wilmslow. After passing over the railway bridge take the first turning right into Davey Lane. Continue along Davey Lane where Lowood can be found on the right hand side.



TOTAL APPROX. FLOOR AREA 993 SQ.FT. (92.3 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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1. The particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do

Not constitute part of an offer or contract. Prospective purchasers and lessees ought to seek their own professional advice. 2. All descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Michael J Chapman LLP has any authority to make or give representation or warranty whatsoever in relation to this property on behalf of Michael J Chapman LLP, nor enter into any contract on behalf of the vendor. 4. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn.

All measurements are approximate

While we endeavour to make our sales particulars accurate and reliable, if there is any point which is of Particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.

Energy Performance Certificate

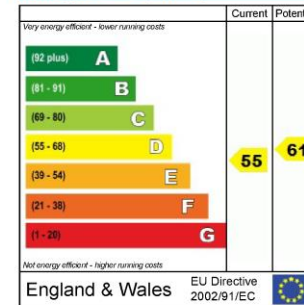


2 Lowwood
Davey Lane
ALDERLEY EDGE
SK9 7NZ

Dwelling type: Mid-floor flat
Date of assessment: 01 November 2011
Date of certificate: 07 November 2011
Reference number: 8389-6129-9449-9309-5902
Type of assessment: RdSAP - existing dwelling
Total floor area: 93 m²

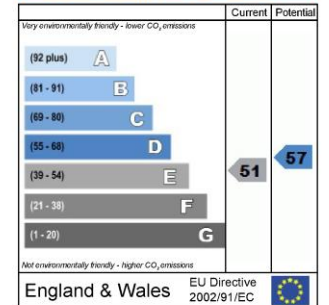
This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.

Energy Efficiency Rating



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.

Environmental Impact (CO₂) Rating



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	288 kWh/m ² per year	249 kWh/m ² per year
Carbon dioxide emissions	5.1 tonnes per year	4.4 tonnes per year
Lighting	£97 per year	£50 per year
Heating	£834 per year	£757 per year
Hot water	£100 per year	£88 per year

You could save up to £134 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 temperature, 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.



Remember to look for the Energy Saving Trust 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.

