

15 Chapel Lane, Wilmslow, SK9 5HZ

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This period semi-detached home has been recently modernised and updated throughout tastefully combining traditional features with high quality contemporary fixtures and fittings.

The property has accommodation over four levels and enjoys traditional features such as high skirtings, coving, detailed cornicing, feature fireplaces and sash windows. The accommodation comprises; an entrance hallway with solid oak flooring, oak panelled doors and high ceiling, lounge with bay sash windows (which have been refurbished and double glazed throughout the house), feature cast iron fireplace and oak flooring, family/dining room with oak flooring and double doors opening to the garden. The kitchen opens from the dining room and has a range of white high gloss units with corian work surface over and a range of integrated Neff appliances. There is a downstairs wc and a spacious basement study/playroom with solid oak flooring.

To the first floor there are two double bedrooms, each with a feature original cast iron fireplace. The bathroom has a stylish white four piece suite including a separate shower cubicle. To the second floor there is a further bedroom with dressing room and en-suite and French doors opening to a terrace with views to Alderley Edge. The garden to the rear has a decked seating area stepping down to the York stone patio and lawned garden. There is gated access to the side and off road parking to the front.

Ground Floor

Entrance Hall: With solid oak flooring. Door with leaded panels. Ceiling coving and architraving. High ceiling. Fin radiator. Gas central heating thermostat. Inset ceiling down lights. Staircase to first floor. Oak panelled doors.

Lounge: 14' 8" x 10' 8" (4.47m x 3.25m) Oak flooring. Feature cast iron style fireplace with inset living flame effect gas fire, granite hearth and tiled inset to surround. High skirtings. Two fin radiators. Bay with sash windows to the front which have recently been refurbished and double glazed. Ceiling coving. Television and telephone points.

Family/Dining room: 13' 9" x 11' 5" (4.19m x 3.48m) Solid oak flooring. Fin radiator. Ceiling down lights. Television point. Telephone point. High skirting boards. Access to the cellar. Double French doors opening to decked seating area and garden. Opening to:

Kitchen: 14' 6" x 6' 8" (4.42m x 2.03m) Contemporary in style with a range of white gloss base, wall and drawer units with roll-edge corian work surface over. One and a half bowl sink and drainer with mixer tap. Neff appliances including five ring hob with glass splash back and stainless steel extractor, double oven, microwave, integrated dishwasher and washer/dryer. American style fridge/freezer. (Appliances have not been tested). Tiled floor. Inset ceiling down lights. Two kick-board heaters. Double glazed window to side. Stable style door to garden. Oak door to:

Cloakroom: Low level wc. Ladder style heated towel rail. Obscured double glazed window to rear. Tiled floor.

Cellar

Basement study/Playroom: 14' 8" x 14' 0" (4.47m x 4.27m) Oak flooring. uPVC double glazed window to front. Central heating radiator. Inset ceiling down lights. Extractor. Cupboards housing fuse box and meters. Television and telephone points.

First Floor

Landing: Central heating radiator. Staircase to second floor with fire door. Inset ceiling down lights. Oak doors to bedrooms and bathroom.

Bedroom 1: 14' 4" x 11' 10" (4.37m x 3.61m) Central heating radiator. Sash window to front which has been refurbished and double glazed. Cast iron decorative fireplace with tiled hearth.

Bedroom 2: 14' 0" x 9' 1" (4.27m x 2.77m) Sash window to rear which has been refurbished and double glazed. Feature cast iron decorative fireplace. Central heating radiator. Television point. Telephone point.

Family Bathroom: Contemporary in style with white suite comprising double ended bath with central mixer tap, low level wc, pedestal wash hand basin and corner shower cubicle. Granite style tiled floor. Tiled walls. Ladder style heated towel rail. Obscured window to rear. Extractor. Down lights. Wall mirror.

Second Floor

Bedroom 3: 13' 4" x 10' 11" (4.06m x 3.33m) Feature double doors opening to a terrace with rooftop views towards Alderley Edge. Central heating radiator. Television point. Inset ceiling down lights.

Walk-in wardrobe with hanging rail and access to boarded eaves storage with light.

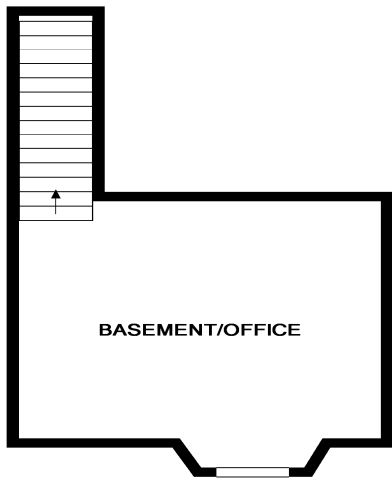
En-suite Bathroom: With panelled bath with central mixer tap, low level wc and pedestal wash hand basin. Inset ceiling down lights. Tiled walls. Ladder style heated towel rail. Wall mirror.

Garden: To the rear of the property a decked seating area steps down to a paved York stone patio with lighting, power point and wall heater. Lawned garden with hedge and fenced boundaries and area to the rear with new shed with power. Gated access to the side leading to the front of the property with gravelled driveway providing off road parking and all mounted gas central heating boiler. Inset ceiling paved pathway to the front door.

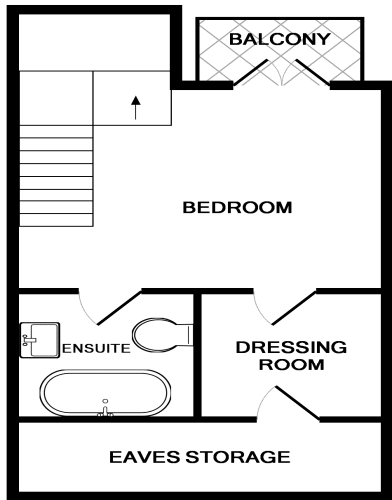
Hobby Shed: 8' 0" x 6' 0" (2.44m x 1.83m) With power.

Directions: From Wilmslow centre proceed in a southerly direction to the Kings Arms roundabout, taking the third exit into Bedells Lane and then turning left into Chapel Lane where the property can be found on the left hand side.

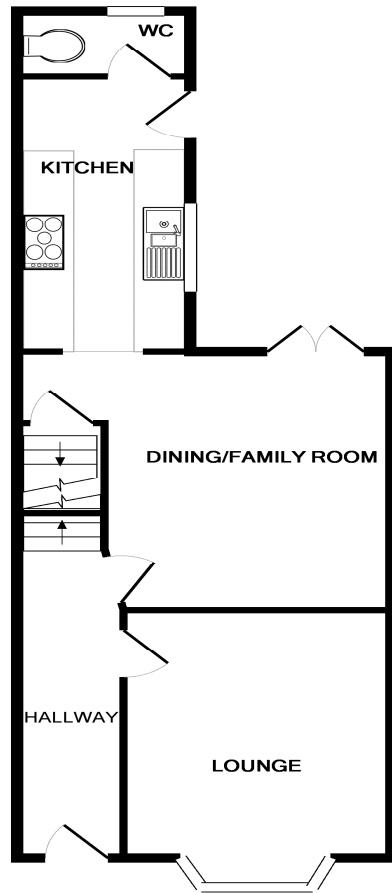
Location: The property is conveniently situated within easy reach of Wilmslow town centre with its excellent range of shops and general services, restaurants and wine bars. There are good local schools in the area for children of all ages, both State and Private. For the commuter Wilmslow railway station is on the main line to London Euston and also provides a regular commuter service to Manchester and surrounding districts. Access to the North West motorway network is within a short drive as is Manchester International Airport. The A34 Wilmslow by-pass is within easy reach and provides access to the superstores at Handforth Dean and Cheadle Royal and thereon to the business centres of Manchester and Stockport. Wilmslow leisure centre caters for many sporting activities and there are also a number of private sporting clubs in the surrounding area.



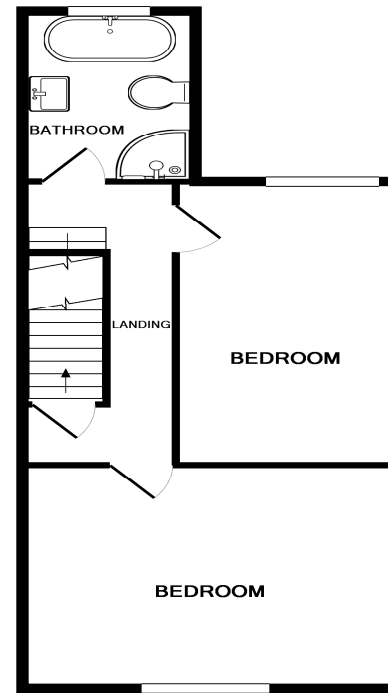
BASEMENT LEVEL



2ND FLOOR



GROUND FLOOR



1ST FLOOR

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 Efficiency Rating		Environmental (CO ₂) Impact Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
92-100 A		92-100 A	
81-91 B		81-91 B	
69-80 C		69-80 C	
55-68 D		55-68 D	
39-54 E	44 → 46	39-54 E	39 → 40
21-38 F		21-38 F	
1-20 G		1-20 G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC	

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