

16 Orchard Crescent, Nether Alderley, Cheshire, SK10 4TZ

**MICHAEL J
CHAPMAN**

independent estate agents



www.michaeljchapman.co.uk

A modern 5 bedroom detached property situated in a secluded cul-de-sac location in a sought after semi-rural location. The well presented accommodation has been extended and refurbished over recent years and briefly comprises: covered entrance porch, entrance hallway, L Shaped lounge, dining room, breakfast kitchen, family room, fabulous conservatory and utility room to the ground floor. To the first floor there are five bedrooms, the master and second bedroom both benefiting from en-suite bathrooms. There are 3 further bedrooms and a family bathroom. The property benefits from gas fired central and double glazing throughout. Externally to the rear there are private enclosed gardens being mainly laid to lawn with a patio area in the foreground. Further gardens are to the front and a private block paved driveway leading to an integral double garage. This lovely home offers spacious and well balanced family accommodation in a superb location, viewing highly recommended.

Ground Floor

Entrance Porch: Wood panelled front door with single glazed opaque upper panels.

Entrance Hall: 14' 5" x 6' 7" (4.39m x 2.01m) Tiled flooring. UPVC double glazed opaque window to the front elevation. Contemporary tubular radiator. Down lighters. Cornice. Power point. Doors to lounge and breakfast kitchen. Staircase to first floor.

Lounge: 14' 6" x 11' 3" (4.42m x 3.43m) Double glazed windows to the front and side elevation. Double panel radiator. Down lighters. Cornice. Power point. Television point. Open plan into dining room.

Dining Room: 13' 9" x 9' 7" (4.19m x 2.92m) Hardwood double glazed sliding doors to the rear elevation providing access to the conservatory. Single panel radiator. Power point. Down lighters. Cornice. Door to breakfast room.

Breakfast Kitchen: 11' 4" x 9' 7" (3.45m x 2.92m) Modern range of cherry wood fronted shaker style wall, base and drawer unit with contrasting granite effect work surfaces over. Under mounted stainless steel sink mixer tap. Fitted Smegg electric fan oven with grill. Four ring gas Smegg hob with Smegg stainless steel extractor over. UPVC double glazed window to rear elevation. Under cupboard lighting. Tile splash backs and flooring. Power point. Down lighters. Integrated dishwasher. Integrated fridge. Single panel radiator. Access to under stair storage cupboard. door to family room.

Family Room: 10' 9" x 8' 6" (3.28m x 2.59m) Wood double glazed window to the rear elevation. Single panel radiator. down lighters. Cornice. Power point. Tiled flooring. Door to utility room.

Utility Room: 8' 5" x 5' 2" (2.57m x 1.57m) UPVC door with double glazed upper panel providing access to the rear garden. A range of cherry wood fronted wall, base and drawer units with granite effect work surfaces over. Inset stainless steel sink with mixer tap. Integrated Smegg fridge freezer. Space for tumble dryer. Space and plumbing for tumble dryer. Down lighters. Cornice. Tiled flooring. Wall mounted combination boiler. Door to garage.

First Floor

Landing: Loft access. Down lighters. Power point. Access to storage cupboard providing shelf storage. Access to airing cupboard with single panel radiator, again providing useful shelf storage.

Master Bedroom: 16' 5" x 13' 3" (5.00m x 4.04m) Wood double glazed window to the rear enjoying a superb aspect over open fields. Double panel radiator. Down lighters. Ceiling light. Power point. Television point. Fitted wardrobe providing a range of hanging and shelf storage.

En-suite: A modern three piece suite comprising steel bath with crown marble surround. Wall mounted wash hand basin, low level w.c. with concealed system. Single panel radiator. Down lighters. Laminate flooring. UPVC double glazed window again enjoying views over open fields.

Bedroom 2: 11' 3" x 10' 0" (3.43m x 3.05m) uPVC double glazed window to the front elevation. Double panel radiator. Down lighters. Laminate flooring. Power points. Open plan onto en-suite.

En-suite: A modern three piece suite comprising low level w.c, panel bath and contemporary glass pedestal was hand basin. Laminate flooring. Fully tiled walls. Down lighters. Loft access.

Bedroom 3: 11' 9" x 8' 1" (3.58m x 2.46m) uPVC double glazed window to the front elevation. Single panel radiator. Ceiling light. Cornice. Power point.

Bedroom 4: 9' 4" x 8' 5" (2.84m x 2.57m) uPVC double glazed window to the front elevation. Single panel radiator. Power point. Ceiling light. Cornice.

Bedroom 5/Study: 9' 4" x 6' 4" (2.84m x 1.93m) uPVC double glazed window to the rear elevation. Single panel radiator. Cornice. Ceiling light.

Family Bathroom: 8' 5" x 5' 2" (2.57m x 1.57m) A modern three piece suite comprising low level w.c, wall mounted wash hand basin with mixer tap and a wet room style shower with glass screen and thermostatic shower. uPVC double glazed opaque window to the side elevation. Down lighters. Extractor fan. Chrome heated towel rail. Fully tiled walls and flooring.

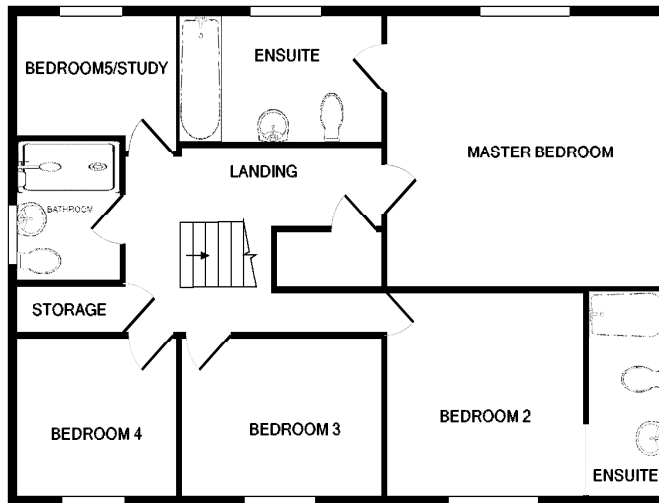
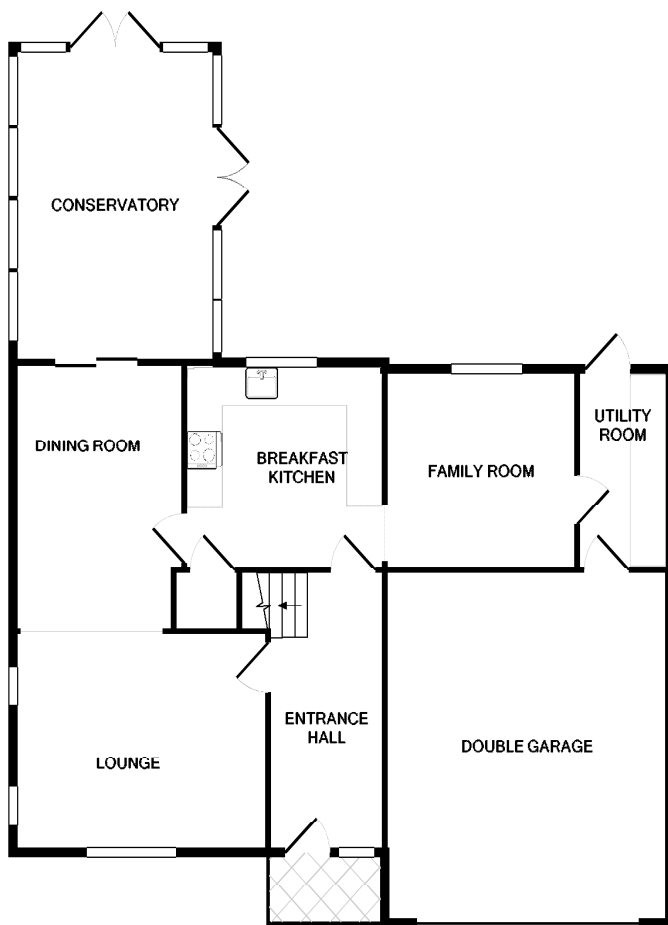
Outside

Garden: Externally to the rear of the property the garden is mainly laid to lawn, with mature shrubs and well stocked borders. To the front of the property a block paved driveway provides private off road parking for several vehicles, alongside front garden which is mainly laid to lawn.

Garage: 16' 6" x 18' 6" (5.03m x 5.64m) Double garage up and over door. Power point. Ceiling light.

Location: Alderley Edge village centre 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 provide easy access to the superstores of Marks and Spencer, Tesco and a little further on, John Lewis and Sainsburys. Manchester International Airport is only a short drive away.

Directions: From our office turn left onto London Road which turns into Congleton Road. Stay on here for approximately one mile before turning right onto Welsh Row. Continue along Welsh Row for .25 of a mile before turning right into Orchard Crescent where the property can be found at the head of the cul-de-sac.



Whilst every effort has been made to ensure the accuracy of the floor plan contained here, measurements of rooms, windows, doors 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.
Made with Metropix ©2011

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	
100-109 A		92-100 A	
81-100 B		81-91 B	
69-80 C		69-80 C	
55-68 D	66	55-68 D	61
39-54 E		39-54 E	
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

**MICHAEL J
CHAPMAN**

independent estate agents

01625 584379

79a London Road, Alderley Edge,
Cheshire, SK9 7DY

E: sales@michaeljchapman.co.uk

www.michaeljchapman.co.uk

Important Notice

Michael J Chapman LLP for themselves and for the Vendors of this property, whose agents they are give notice that:-

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 these 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.

