

Netherwood Lodge, Bradford Lane, Nether Alderley, SK10 4TR

**MICHAEL J
CHAPMAN**

independent estate agents



www.michaeljchapman.co.uk

An individual designed detached bungalow occupying a magnificent rural position, with enviable views to the south west over the surrounding countryside. The property is set amongst woodlands and open fields and Bradford Lane is a private bridleway. The current accommodation comprise of:- Porch, Hall, Lounge, Dining Conservatory, Kitchen with Breakfast Area, Utility, 3 Bedrooms, the master bedroom with an en-suite shower room and separate Jack and Jill Bathroom. The property is heated by oil fired central heating and has UPVC double glazing. Externally there is a double garage, workshop and shed and the property is set in approximately 0.5 acre of gardens and grounds.

The property presents a unique opportunity as it can either be lived in as it currently is or it would be suitable for a private individual looking for a project as it benefits from planning permission (06/2443P) to demolish the present property and erect a new detached house of approximately 2000sqft not including garage. As a material start has been made on the property with the garage foundations having been put in, this opportunity now has permanent development status. Plans for the development are available for inspection in the agents office. All discerning purchasers are urged to make an inspection of this wonderful property to appreciate its full potential.

The current accommodation comprises of:

Ground Floor

Entrance Porch: With tiled floor and Upvc sealed double glazed windows and front door.

Entrance Hall: 7' 3" x 7' 11" (2.21m x 2.42m) With radiator, ceiling cornice, wall light point and built in cylinder and airing cupboard with electric immersion heater.

Lounge: 14' 11" x 17' 7" (4.54m x 5.35m) Having Cheshire Brick fireplace with Baxi grate and timber mantelpiece, ceiling cornice, picture light point, one double and one single radiator and glazed double doors and steps down to:

Dining Conservatory: 12' 4" x 18' 5" (3.77m x 5.62m) With fan assisted heater, radiator, part exposed brick walls, ceiling blinds and sealed double glazed windows and glazed doors to the garden.

Kitchen/Breakfast Room: 14' 8" x 15' 8" (4.48m x 4.77m) max. Fitted with a matching range of wall and base units with surfaces to tiled splash backs, having 1.5 bowl enamelled sink unit with mixer, oil fired Aga into Cheshire Brick recess with tiled splash back. built in appliances: Sharpe microwave, Stoves part halogen hob unit with extractor hood above, dishwasher, integrated fridge, terracotta tiled floor, recessed ceiling light, lights under the wall cupboards and radiator upvc double glazed window to side.

Utility: 6' 9" x 9' 1" (2.06m x 2.77m) With stainless steel sink unit, fitted cupboards including boiler cupboard with fired central heating boiler, plumbing for washing machine, part ceramic tiled walls and upvc sealed double glazed door leading to the garden, terracotta tiled floor.

Master Bedroom: 16' 3" x 10' 10" (4.96m x 3.29m) With fitted part mirror fronted wardrobes, matching fitted drawer units, double radiator, telephone point and upvc sealed double glazed picture window with superb south and west facing views.

En-Suite Shower Room: 11' 1" x 4' 6" (3.39m x 1.38m) Having fully tiled shower cubicle with power shower, pedestal washbasin, wc, tiled walls below dado rail, radiator, heated towel rail and recessed ceiling lights.

Bedroom 2: 12' 6" x 13' 9" (3.80m x 4.20m) Having excellent range of fitted part glass fronted wardrobes, cupboards, dressing table, pedestal wash basin, wc, half tiled walls, double radiator, recessed ceiling lights, shaver socket, access to the roof space and connecting door to the hall.

Bathroom: 12' 6" x 1" (3.80m x 0.02m) Having panelled bath with power shower attachment, large fully tiled shower cubicle with Mira shower, pedestal wash basin, wc, half tiled walls, double radiator, recessed ceiling lights, shaver socket, access to the roof space and connecting door to the hall.

Bedroom 3/Study: 11' x 8' 4" (3.35m x 2.54m) Having fitted desk with cupboards and drawers below, fitted book shelves and cupboards, radiator and telephone point.

Outside

Detached Garage

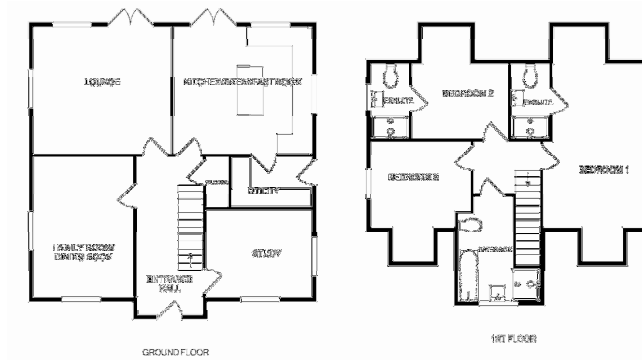
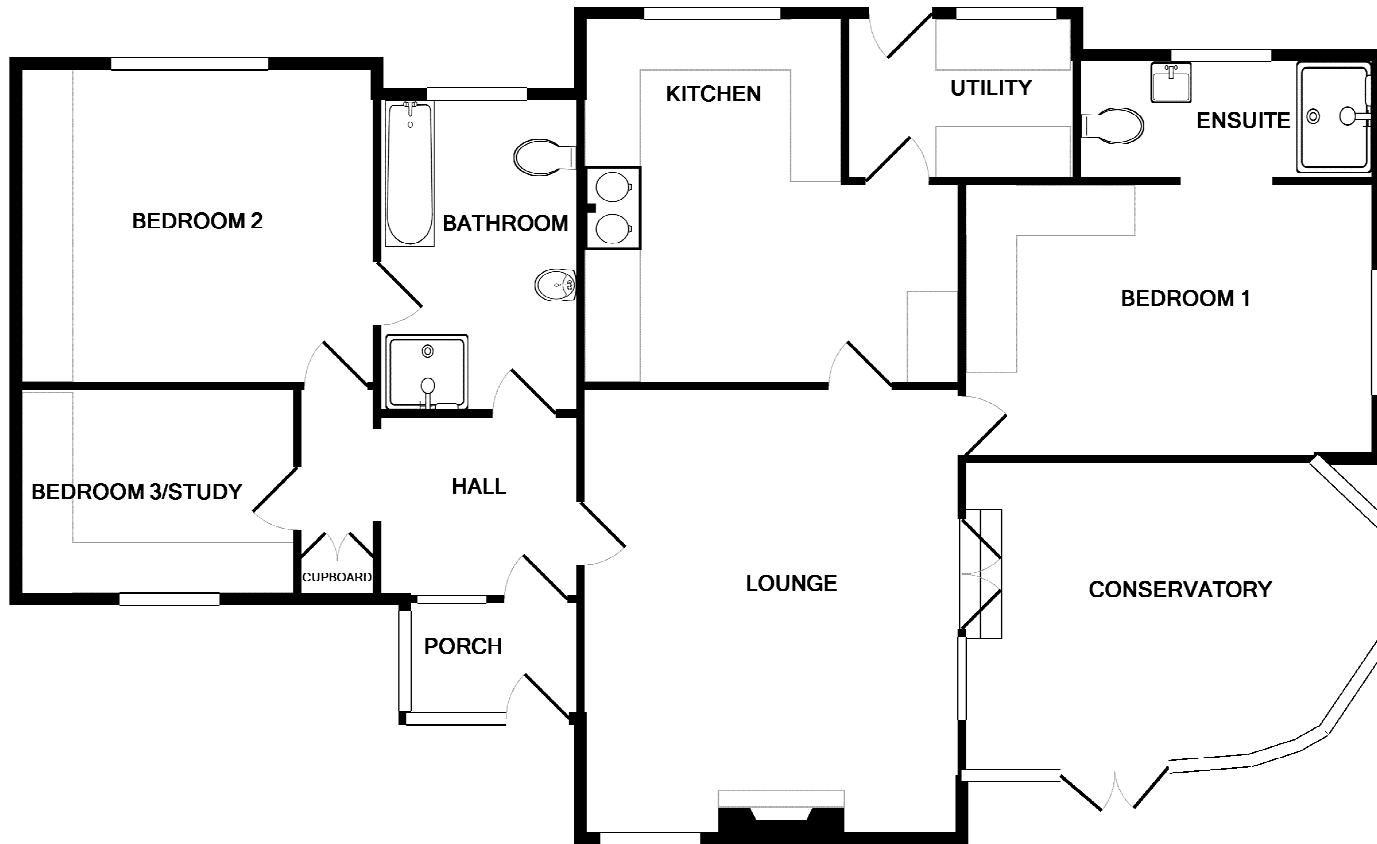
19' 10" x 16' 4" (6.05m x 4.98m) Of precast concrete construction under a pitched tiled roof with electric light, power and electric up-and-over door.

Garden

Providing a delightful setting for the bungalow with large well maintained and stocked borders extending to just under 0.5 of an acre. With Paved sun terrace and barbecue area with water tap. Lean to log store, Small timber garden shed and a further Timber workshop (4.11m) x (2.84m) with power and light.

Location: Although the property is set in beautiful rural surroundings, it is also conveniently situated south of Alderley Edge village, the centre of 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 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 offices proceed down London Road A34 in a southerly direction. After approximately one and a quarter miles, turn left up Bradford Lane by Nether Alderley school, and continue along the cobbled road where the property will be found on the right hand side after a quarter of a mile.



EPPC energy ratings have been made to indicate the number of CO2 emissions per kWh. Measurements were taken on the 15th of May 2012. The energy ratings are based on the current energy efficiency of the property. The energy ratings are based on the current energy efficiency of the property. The energy ratings are based on the current energy efficiency of the property. The energy ratings are based on the current energy efficiency of the property.

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
Made with Metropix ©2012

Address: Netherwood Lodge, Bradford Lane, Nether Alderley, MACCESFIELD, SK10 4TR
EPCN: 8432-6327-9530-1657-8996

Energy Efficiency Rating		Environmental Impact (CO2) Rating	
Current	Potential	Current	Potential
36	61	46	26

Energy Efficiency Rating: 36 (Current), 61 (Potential)
Environmental Impact (CO2) Rating: 46 (Current), 26 (Potential)

**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.

