

22 Trafford Road, Alderley Edge, SK9 7NT

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A beautifully presented four bedroom two bathroom Edwardian semi detached property offering a wealth of period features and excellent family accommodation set in the very heart of Alderley Edge village.

The accommodation in brief comprises of; covered porch, entrance hall with stairs down to the cellar room, lounge with period fireplace with inset wood burning stove, dining room with French doors to the rear garden, bespoke hand painted breakfast kitchen with granite work surface opening up into the conservatory/family room. To the first floor, there is a master bedroom with en suite shower room, a second double bedroom and a good sized family bathroom. To the second floor, there are a further two double bedrooms and access to the eaves storage.

Externally, to the front of the property there is a five bar gate giving access to the gravel driveway providing off road parking for several cars bordered by mature hedging and trees with gated side access leading to the rear garden. To the rear, the garden is south westerly facing and there is a south west facing paved patio and a low brick wall with inset lighting. Steps lead up to a lawned area of garden with flower and shrub borders with a water feature. The property has outside power, lighting and a tap.

A personal inspection of this property is strongly recommended to fully appreciate the space and accommodation on offer.

Ground Floor

Porch: Covered porch with quarry tiled floor.

Entrance Hall: Panel glazed front door, ceiling coving, wall lights, dado rail, built in storage cupboard, Amtico wood effect flooring, radiator, power points, stairs to first floor, door and stairs to cellar, doors off to;

Lounge: 17' 10" x 11' 11" (5.43m x 3.64m) Bay window to front with leaded stained glass upper lights, ceiling cornice and rose, picture rail, fire place with traditional style mantle and surround with inset 'Brosley' wood burning stove and granite hearth, wall lights, pendant light, radiator, power points, tv aerial point.

Dining Room: 12' x 12' (3.65m x 3.65m) ceiling cornice, picture rail, period style cast iron fire place with inset Aga wood burning stove, double French doors to rear, radiator, power points.

Kitchen Breakfast Room: 20' 7" x 10' 6" (6.27m x 3.19m) fitted with a modern range of traditional of bespoke hand painted wall and base units by 'English Interiors of Leek' with granite work surfaces over with inset Belfast sink with mixer tap over, breakfast bar, integrated Siemens dishwasher and washing machine, space for wine fridge, fridge freezer and Aga with extractor hood over, ceiling coving, down lights, power points, French doors to rear and window to conservatory, Amtico wood effect flooring.

Family Room/Conservatory: 27' 6" x 11' 4" (8.38m x 3.45m) double glazed windows to side and rear, French doors to garden, 'Gazco' remote controlled gas flame effect stove, power points, wall lights, radiators, tv aerial, wall mounted air conditioner.

First Floor

Landing: Sash window to front and side, ceiling cornice, dado rail, wall lights, radiator, power point, stairs to second floor, doors off to;

Master Bedroom: 17' 10" x 10' 6" (5.44m x 3.20m) max Window to rear, vaulted ceiling with exposed beams and trusses, Velux roof windows, radiator, power points, tv aerial point.

En Suite Shower Room: White suite comprising tiled shower cubicle with mains fed shower, low level wc with concealed cistern, wash hand basin inset into vanity unit with cupboards under and fitted cupboards above, heated ladder style towel radiator, Velux window, down lights.

Bedroom 2: 12' 2" x 11' 11" (3.70m x 3.64m) Sash window to front, ceiling cornice, pendant light, down light, built in wardrobe with hanging rail and shelving, radiator, power points.

Bathroom: 12' x 11' 10" (3.65m x 3.61m) fitted with a white suite comprising double shower cubicle with mains fed shower and glazed shower screen, free standing bath with ball and claw feet with mixer tap and shower attachment, low level wc, pedestal wash hand basin, sash window to rear, period style cast iron fireplace, half panelled walls, built in cupboard into chimney recess, ceiling cornice, polished natural wood flooring, chrome heated towel radiator.

Second Floor

Landing

Doors to;

Bedroom 3: 12' 5" x 12' (3.79m x 3.65m) Sash window to front, built in wardrobe with hanging rail and shelving, radiator, power points, tv aerial.

Bedroom 4: 12' x 11' 2" (3.65m x 3.41m) Sash window to rear, built in desk unit with drawer and cupboards below with further cupboard to side with shelving, Built in wardrobe with hanging rail and shelf, access to eaves storage, radiator, power points, tv aerial.

Lower Ground Floor

Cellar Room: 17' 7" x 6' 10" (5.36m x 2.09m) Accessed via a staircase from the entrance hall, wall mounted Vaillant boiler for domestic hot water and central heating, power points, radiator, fuse box and electric meters, painted floor, ceiling light.

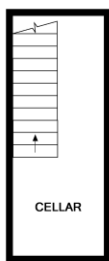
Outside

Garden: To the front of the property there is a five bar gate giving access to the gravel driveway providing off road parking for several cars bordered by mature hedging and trees with gated side access leading to the rear garden. To the rear, the garden is south-west facing with a paved patio and a low brick wall with inset lighting. Steps lead up to a lawned area of garden with flower and shrub borders and a water feature. The property has outside power, lighting and a tap.

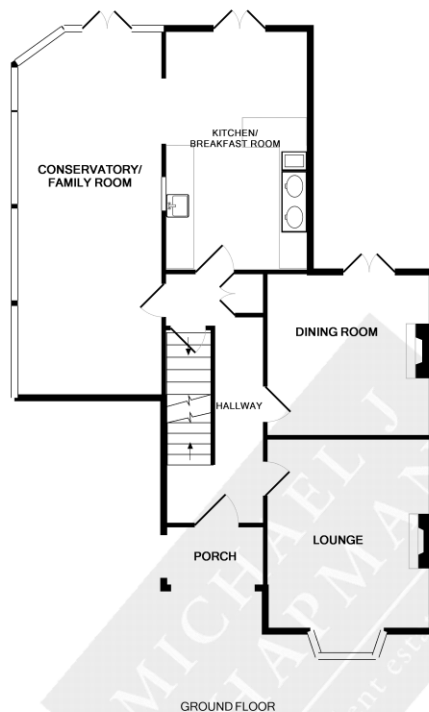
Location: Trafford Road is sited in a particularly sought after part of Alderley Edge as it is so conveniently situated for access to the village centre which offers a wide range of high quality shops suitable for most day to day requirements. The area also boasts a good range of social and recreational 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.

Direction: From our office, proceed up London Road in a northerly direction towards Wilmslow. Before going over the railway bridge, turn right into Heyes Lane, immediately right into Trafford Road, Where the property will be found on the right hand side.

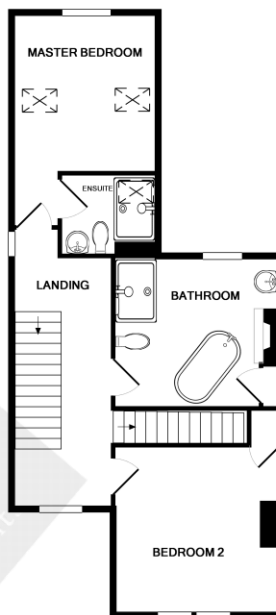




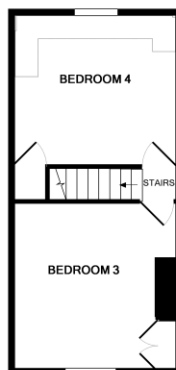
BASEMENT LEVEL



GROUND FLOOR



1ST FLOOR



2ND 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 is given as to their operability or efficiency can be given.
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Energy Performance Certificate



22, Trafford Road, ALDERLEY EDGE, SK9 7NT

Dwelling type: Semi-detached house
 Date of assessment: 19 September 2014
 Date of certificate: 20 September 2014
 Reference number: 9118-5012-6291-5874-5910
 Type of assessment: RdSAP, existing dwelling
 Total floor area: 178 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

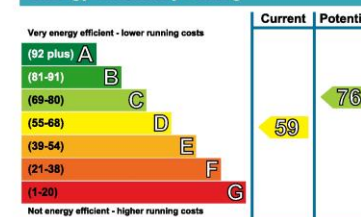
Estimated energy costs of dwelling for 3 years:	£ 5,199
Over 3 years you could save	£ 1,470

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 345 over 3 years	£ 237 over 3 years	
Heating	£ 4,524 over 3 years	£ 3,162 over 3 years	
Hot Water	£ 330 over 3 years	£ 330 over 3 years	
Totals	£ 5,199	£ 3,729	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

Energy Efficiency Rating



The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Internal or external wall insulation	£4,000 - £14,000	£ 1,374	✓
2 Low energy lighting for all fixed outlets	£45	£ 93	
3 Solar photovoltaic panels, 2.5 kWp	£9,000 - £14,000	£ 714	✓

To find out more about the recommended measures and other actions you could take today to save money, visit www.direct.gov.uk/savingenergy or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.

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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.



