

Dingley, 59 Heyes Lane, Alderley Edge, SK9 7LA

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This impressive, refurbished five bedroom, three bathroom period property offers considerable charm and character. The property is situated within a short walk of the village centre and has a private driveway providing off road parking for several cars and an attached garage. The well planned accommodation in brief comprises of; to the ground floor: Open porch leading to the entrance hall, drawing room with square bay window to the front and feature period style fireplace, family room with open fire, kitchen/breakfast room, rear porch and cloakroom, stairs from the kitchen lead to the utility room. To the first and second floors there are five bedrooms, a bathroom and two shower rooms.

Externally to the front the property is approached over a tarmac driveway that provides off road parking for several cars that leads to the attached garage. The front garden has shaped lawns with flower and shrub beds that are bordered by mature hedging, to the rear of the property is a raised decking area that is accessed from the family room and rear porch with a step down to the main area of the rear garden that is mainly laid to lawn and bordered by mature hedging and trees. There is a gravel pathway that leads to a further area of the rear garden with lawns and vegetable patch. The rear gardens are westerly facing and enjoy the afternoon sun.

The accommodation comprises:

#### Ground Floor

**Porch:** Open porch with period style floor, cornice and light.

**Entrance Hall:** Glazed panelled front door, ceiling cornice, pedant light, power points, stripped wood floor boards, stairs to first floor

**Drawing Room:** 5.51m x 4.25m (18' 1" x 13' 11") Square bay window to front, ceiling cornice, two radiators, open fireplace with stone mantel and surround with tiled hearth, power points, television aerial, pendant light.

**Family Room:** 4.30m x 3.95m (14' 1" x 13') Window to rear and glazed door to rear decking, ceiling cornice, pendant light, two radiators, fireplace with stone mantle and surround with tiled hearth, built in book shelving, strip wood floor boards, power points, telephone point, pedant lights.

**Kitchen/Breakfast Room:** 5.91m x 3.34m (19' 5" x 10' 11") Three sash windows to side, door to rear porch. Kitchen units with wood block surfaces over with inset Belfast sink, Range cooker with gas 6 ring hob with double electric oven with extractor hood over and stainless splash back, integrated Siemens dishwasher, down lights, ceramic tiled floor with under floor heating, chrome balustrade with glass inset, steps down to utility room, glazed pine panelled door to:

**Rear Porch:** 2.54m x 2.00m (8' 4" x 6' 7") Window to rear and door to rear decking, tiled floors, power points, striped panelled door to:

**Cloakroom:** 2.00m x 1.28m (6' 7" x 4' 2") Obscure glazed window to side and rear, white suite comprising of: low level wc and pedestal wash hand basin, chrome heated towel rail.

#### First Floor

**Landing:** Ceiling cornice, power points, pendant light, built in airing cupboard, strip wood floor boards, stairs to second floor, stripped wood panelled doors to:

**Master Bedroom:** 5.52m x 4.25m (18' 1" x 13' 11") into bay. Square bay window to front elevation with views up towards the Edge, ceiling cornice, power points, radiator, door to:

**Family Bathroom:** 3.12m x 1.85m (10' 3" x 6' 1") Obscure glazed window to front, white suite comprising of: Roll top bath with ball and claw feet with mixer tap and shower attachment, pedestal wash hand basin, high level wc, ceiling cornice, down lights, chrome heated towel radiator, door to landing.

**Bedroom 2:** 4.28m x 3.95m (14' 1" x 13') Window to rear, period cast iron fireplace, ceiling cornice, radiator, power points.

**Bedroom 3:** 3.95m x 3.40m (13' x 11' 2") Window to rear, period cast iron fireplace, ceiling cornice, radiator, power points.

**Shower Room:** 2.30m x 1.81m (7' 7" x 5' 11") Obscure glazed sash window to front, white suite comprising of: Corner shower cubicle with glazed shower screen, mains fed shower over, high level wc, pedestal wash hand basin, chrome heated ladder style radiator, tiled splash backs, stripped wood floor boards.

#### Second Floor

**Landing:** Velux window, strip wood floor boards, wall light, eaves storage cupboard, doors off to:

**Bedroom 4:** 4.27m x 3.00m (14' x 9' 10") Double glazed window to rear, pendant light, radiator, power points, inset wood burning stove, exposed beams.

**Bedroom 5:** 3.40m x 3.00m (11' 2" x 9' 10") Sash window to side, period cast iron fireplace, exposed beams, pendant light, radiator, power point.

**Shower Room:** 2.30m x 1.81m (7' 7" x 5' 11") Velux window, fitted with white suite comprising of: Shower cubicle with glazed shower screen, Mira Alero shower, pedestal wash hand basin, low level wc, chromed heated towel rail, extractor fan, down lights, strip wood flooring.

## Cellar

**Utility Room:** Window to side, stainless steel single drainer sink unit, space and plumbing for washing machine and dryer, radiator, gas and electric meters, Worcester green star boiler for domestic hot water and central heating, two useful storage rooms with light and power.

## Outside

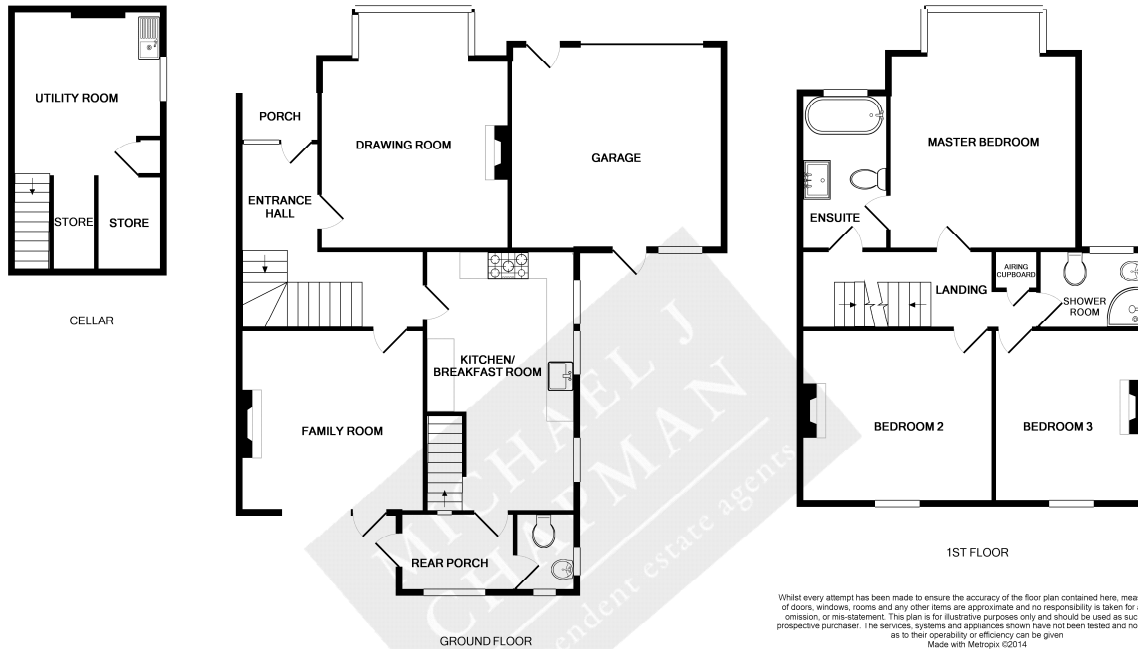
**Garden:** Externally to the front the property is approached over a tarmac driveway that provides off road parking for several cars that leads to the attached garage. The front garden has shaped lawns with flower and shrub beds that are bordered by mature hedging. To the rear of the property is a raised decking area that is accessed from the family room and rear porch with a step down to the main area of the rear garden that is mainly laid to lawn and bordered by mature hedging and trees. There is a gravel pathway that leads to a further area of the rear garden that is lawned and has a vegetable garden. The rear gardens are westerly facing and enjoy the afternoon sun.

**Garage:** 5.04m x 4.30m (16' 6" x 14' 1") Up and over door with personal entrance door to front, window and door to rear with power and light.

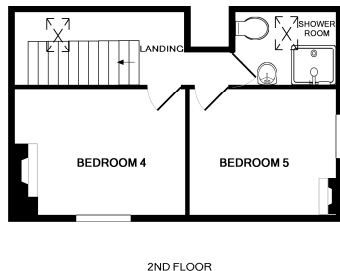
**Location:** As previously mentioned the property is conveniently located within walking distance of Alderley Edge village centre which offers a wide range of high quality shops suitable for most day to day requirements. The area also boasts a good range of social and recreational facilities. Good local 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.

**Directions:** From our Alderley Edge office proceed up London Road A34 in a northerly direction towards Wilmslow. Before going over the railway bridge turn right onto Heyes Lane where the property can be found after 0.4 miles just after Grantham's store on the left hand side.





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 ©2014



## Energy Performance Certificate

59, Heyes Lane, ALDERLEY EDGE, SK9 7LA  
 Dwelling type: Semi-detached house      Reference number: 0856-2805-6172-9304-1085  
 Date of assessment: 05 March 2014      Type of assessment: RdSAP, existing dwelling  
 Date of certificate: 05 March 2014      Total floor area: 181 m<sup>2</sup>

- 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

<b>Estimated energy costs of dwelling for 3 years:</b>	<b>£ 5,343</b>
<b>Over 3 years you could save</b>	<b>£ 1,896</b>

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 429 over 3 years	£ 243 over 3 years	<div style="border: 2px solid green; padding: 5px; display: inline-block;"> <p style="color: green; font-weight: bold; margin: 0;">You could save £ 1,896 over 3 years</p> </div>
Heating	£ 4,254 over 3 years	£ 2,808 over 3 years	
Hot Water	£ 660 over 3 years	£ 396 over 3 years	
<b>Totals</b>	<b>£ 5,343</b>	<b>£ 3,447</b>	

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

	Current	Potential	
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>	<b>57</b>	<b>78</b>	<p>The graph shows the current energy efficiency of your home.</p> <p>The higher the rating the lower your fuel bills are likely to be.</p> <p>The potential rating shows the effect of undertaking the recommendations on page 3.</p> <p>The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).</p>
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			

### 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 Room-in-roof insulation	£1,500 - £2,700	£ 138	✔
2 Cavity wall insulation	£500 - £1,500	£ 963	✔
3 Increase hot water cylinder insulation	£15 - £30	£ 78	✔

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit [www.direct.gov.uk/savingenergy](http://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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