

Mousehole, Upcast Lane, Alderley Edge, SK9 7SE

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Located on the periphery of this sought after village, we are delighted to offer for sale this detached Scandia Hus of the 'Halland' style, built in approximately 1987. The property is typical of the Scandia Hus construction, being wooden framed with brick and timber cladding and triple glazed windows under a tiled roof. This design is perceived to be energy efficient with a high degree of insulation and low heat loss.

The accommodation in brief comprises of; to the ground floor; entrance porch, entrance hall, lounge with French door to the rear garden and an archway to the dining room, kitchen breakfast room with Aga, second kitchen, utility, bedroom four/study and a cloakroom. To the first floor there is a master bedroom with en suite bathroom and a walk in storage cupboards, two further double bedrooms and a family bathroom. The second bedroom could be split to provide an additional double bedroom.

Externally the property sits towards the centre of the plot and is approached over a tarmac driveway, providing off road parking for several vehicles and sweeps to the house and to the double garage. The front gardens are mainly laid to lawn with flower and shrub borders. To the rear, the gardens again are mainly laid to lawn with mature flower and shrub borders, there is also an orchard to the side of the house, in total the property sits in grounds extending to approximately 0.70 acre (0.286 ha).

The accommodation comprises of:

Ground Floor

Porch: Tiled Floor, Solid wood front door open up on to

Entrance Hall: 13' 2" x 9' 8" (4.01m x 2.94m) Triple glazed window to front, stairs to first floor, parquet flooring, radiator, power points, ceiling lights, built in cupboard with hanging rail and shelving, glazed panelled double doors opening to;

Sitting Room: 21' 11" x 14' 4" (6.67m x 4.36m) triple glazed windows to side and rear, personal door to rear garden, open fire place with stone hearth, radiator, power points, TV Aerial points, ceiling lights, arch way to;

Dining Room: 11' 2" x 14' 4" (3.40m x 4.36m) Triple glazed window to rear, ceiling lights, power points, radiator, door to kitchen.

Study/Bedroom 4: 11' 2" x 8' 8" (3.40m x 2.65m) Triple glazed windows to front, radiator, power points, ceiling light.

Cloakroom: Obscure triple glazed window to side, white suite comprising low level WC, wall mounted wash hand basin, radiator

Kitchen Breakfast Room: 21' 1" x 13' 3" (6.43m x 4.05m) Triple glazed windows to front, fitted with a range of oak wall and base units with work surfaces over to tiled splash backs, inset stainless steel single drainer twin bowl sink unit, two oven Aga, space and plumbing for dish washer, extractor hood, space for fridge freezer, ceiling lights, radiator, power points.

2nd Kitchen: 9' 1" x 6' 7" (2.76m x 2.00m) Triple glazed window to side, fitted with wall and base units with rolled edge work surfaces to tiled splash backs, gas cooker point, radiator, power points, Telephone point, cork tiled flooring.

Utility Room: 9' 1" x 7' (2.76m x 2.14m) Triple glazed window to rear and personal door to side, fitted with a range of wall and base units with rolled edge work surfaces to tiled splash backs, space and plumbing for washing machine, cupboard housing wall mounted Vaillant boiler for domestic hot water and central heating, ceiling light, power points.

First Floor

Landing: Access to loft space, radiator, power points, doors of to;

Master Bedroom :17' x 16' 2" (5.19m x 4.93m) Triple glazed window to rear, built in wardrobes with hanging rail and shelving, eaves storage cupboards, radiator, power points, telephone point, doors to walk in storage cupboards.

En Suite Bathroom: 8' 2" x 7' 8" (2.48m x 2.33m) Triple glazed window to front, white suite comprising of panelled bath, low level wc, bidet, wash hand basin inset into vanity unit, tiled splash backs.

Bedroom 2: 24' 5" x 15' 1" (7.45m x 4.61m) Triple glazed windows to front and rear, built in wardrobes with hanging rail and shelving, radiator, power points, wall lights and ceiling light.

Bedroom 3: 12' 3" x 11' 7" (3.74m x 3.52m) Triple glazed window to rear, built in wardrobes with hanging rail and shelving, radiator, power points.

Bathroom: 8' 1" x 7' 6" (2.46m x 2.28m) Triple glazed window to front, white suite comprising panelled bath, shower cubicle with 'Mira' mains feed shower and glazed shower screen, low level wc, pedestal wash hand basin, tiled splash backs, radiator.

Outside

Garage: 19' 2" x 19' 1" (5.85m x 5.81m) Windows to rear, electric up and over door.

Garden: Mousehole is approached over a tarmac driveway that provides off road parking for several vehicles that sweeps to the house and the garage. The main front gardens are mainly laid to lawn with mature flower and shrub borders. To the rear of the property the gardens again are mainly laid to lawn with mature flower and shrub borders and there is also an orchard to the side of the house. In total the property sits in grounds extending to approximately 0.70acre (0.286ha)

Location: The property is conveniently equidistant between Wilmslow and Alderley Edge, the village 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 new A34 by-pass road provides 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 Alderley Edge office proceed out of the village on the main London Road towards Wilmslow. After passing over the railway bridge take the second turning left into Brook Lane. Continue along Brook Lane and at the mini roundabout go straight across onto Knutsford road, after 500yards turn right into Upcast lane and bear to the right where the property will be found on the right hand side. (Sat Nav: use postcode SK9 7SE)





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 Performance Certificate



Mousehole, Upcast Lane, ALDERLEY EDGE, SK9 7SE

Dwelling type: Detached house
Date of assessment: 11 July 2014
Date of certificate: 11 July 2014
Reference number: 9798-1035-7263-2954-5940
Type of assessment: RdSAP, existing dwelling
Total floor area: 203 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

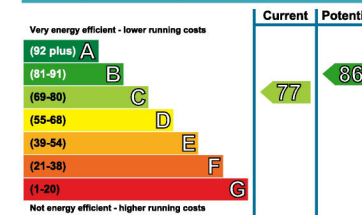
Estimated energy costs of dwelling for 3 years:	£ 3,225
Over 3 years you could save	£ 465

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 447 over 3 years	£ 273 over 3 years	
Heating	£ 2,373 over 3 years	£ 2,082 over 3 years	
Hot Water	£ 405 over 3 years	£ 405 over 3 years	
Totals	£ 3,225	£ 2,760	

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 Floor insulation	£800 - £1,200	£ 315	
2 Low energy lighting for all fixed outlets	£70	£ 147	
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

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