

2 Lydiat Lane, Alderley Edge, SK9 7HB

MICHAEL J
CHAPMAN

independent estate agents



www.michaeljchapman.co.uk

A newly extended and refurbished three bedrooms 2 bathroom period end of terraced cottage situated in the centre of the village and befitting from the residence parking scheme (subject to T&C's).

The accommodation in brief comprises of: Entrance hall, lounge, bedroom 3/study and shower room to the ground floor. To the lower ground floor there is a fitted kitchen with integrated appliances opening onto the dining area with double doors opening to a small terrace. To the first and second floor there are two further bedrooms and a family bathroom.

Viewing is highly recommended to appreciate the quality and finish of the property.

Ground Floor

Entrance Hall: Composite front door, down lights, stairs to first floor and lower ground floor, doors off to:

Lounge: 15' x 10' 11" (4.56m x 3.32m) Restricted sloping ceiling with Velux windows, down lights, radiators, power points, television aerial.

Bedroom 3/Study: 11' 4" x 8' 3" (3.45m x 2.51m) Uvpc double glazed window to front, down lights, radiator, built in wardrobes with hanging rail and shelving, power points, television aerial point, cupboard housing gas and electric metres.

Shower Room: 5' 9" x 25' 6" (1.76m x 7.76m) White suite comprising: shower cubicle with mains fed shower over with hand attachment, glazed sliding doors, low level wc, pedestal wash hand basin, tiled walls and floor, chrome heated ladder towel radiator, extractor fan.

Lower Ground Floor

Kitchen: 12' x 10' 10" (3.66m x 3.30m) Narrowing to 2.70m. Fitted with a range of high gloss wall and base units with work surfaces over to matching splash backs, inset single drainer sink unit with mixer tap over, four ring gas hob with extractor hood over, integrated oven and microwave, fridge/freezer, dishwasher, washing machine, inset plug sockets, down lights, tiled floor. Opening onto breakfast room with uvpc double glazed window to side, French doors opening onto patio, down lights, power points, television aerial, tiled floor, radiator, cupboard housing Baxi combination boiler for domestic hot water and central heating. Opening onto breakfast room

Breakfast Room: 11' 1" x 11' 9" (3.38m x 3.58m) narrowing to 2.60m. With uvpc double glazed window to side, French doors opening onto patio, down lights, power points, television aerial, tiled floor, radiator, cupboard housing Baxi combination boiler for domestic hot water and central heating.

First Floor

Landing: Uvpc double glazed window to rear, down lights, radiator, power points, stairs to second floor, doors off to:

Master Bedroom: 12' 3" x 11' 10" (3.73m x 3.61m) Uvpc double glazed window to front, built in wardrobe with sliding doors, hanging rail and shelving, radiator, power points, television aerial, down lights.

Bathroom: Uvpc obscure double glazed window to rear, white suite comprising of: panelled bath with mixer tap over, mains fed shower over with folding glazed shower screen, con sealed system low level wc, pedestal wash hand basin, half tiled walls, tiled floor, chrome heated ladder style towel radiator, down lights, extractor fan.

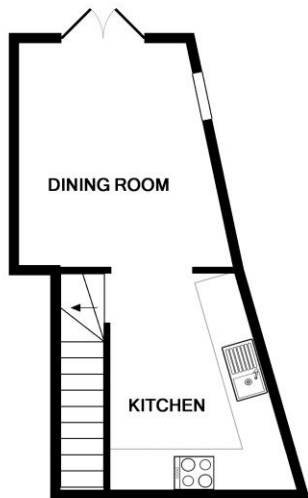
Second Floor

Landing: Down lights, door to:

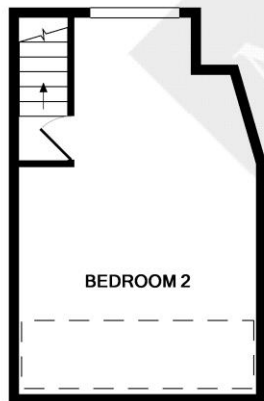
Bedroom 2: 14' 1" x 9' (4.30m x 2.75m) Uvpc double glazed window to rear, down lights, radiator, power points, television aerial point.

Location: As previously mentioned the property is situated in an extremely convenient and popular location 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 Sainsburys. Manchester International Airport is only a short drive away.

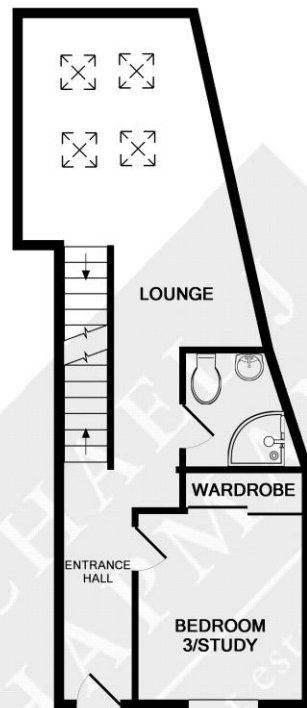
Directions: From our office proceed in a southerly direction along London Road. Turn right into Chorley Hall Lane and first left into Lydiat Lane where the property can be found on the right hand side.



LOWER GROUND FLOOR
APPROX. FLOOR
AREA 221 SQ.FT.
(20.5 SQ.M.)



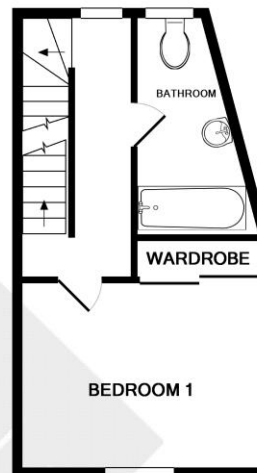
2ND FLOOR
APPROX. FLOOR
AREA 211 SQ.FT.
(19.6 SQ.M.)



GROUND FLOOR
APPROX. FLOOR
AREA 356 SQ.FT.
(33.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 1037 SQ.FT. (96.4 SQ.M.)

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



1ST FLOOR
APPROX. FLOOR
AREA 249 SQ.FT.
(23.1 SQ.M.)

Energy Performance Certificate



2, Lydiat Lane, ALDERLEY EDGE, SK9 7HB

Dwelling type: End-terrace house
Date of assessment: 27 June 2014
Date of certificate: 27 June 2014

Reference number: 8984-6626-8320-7593-3922
Type of assessment: RdSAP, existing dwelling
Total floor area: 95 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

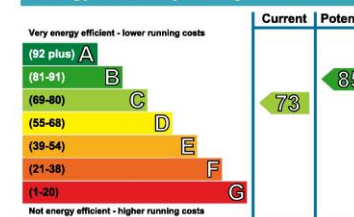
Estimated energy costs of dwelling for 3 years:	£ 2,016
Over 3 years you could save	£ 186

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 282 over 3 years	£ 165 over 3 years	
Heating	£ 1,434 over 3 years	£ 1,449 over 3 years	
Hot Water	£ 300 over 3 years	£ 216 over 3 years	
Totals	£ 2,016	£ 1,830	

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 Low energy lighting for all fixed outlets	£80	£ 99	
2 Solar water heating	£4,000 - £6,000	£ 84	✓
3 Solar photovoltaic panels, 2.5 kWp	£9,000 - £14,000	£ 693	✓

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.

**MICHAEL J
CHAPMAN**

independent estate agents

01625 584379

79 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 as 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.

