

45 Brook Lane, Alderley Edge, SK9 7RU

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**A charming two bedroom period end terraced house with delightful views over Alderley Edge Golf Course.**

**The accommodation in brief comprises of to the ground floor:-Entrance hall, lounge dining room, kitchen breakfast room, rear hall and a downstairs wc. To the first floor, there are two bedrooms and a family bathroom.**

**Externally to the rear, there is a paved patio garden, single garage and a further area of garden.**

### **Ground Floor**

**Entrance Hall: 8' 5" x 3' 1" (2.57m x 0.95m)** Solid wood front door, radiator, glazed panelled door opening on to;

**Lounge/Dining Room: 24' 5" x 13' 1" narrowing to 9' 8" (7.43m x 4.00m narrowing to 2.97m)** Bow window to front, two windows to side, fireplace with wooden mantle and surround, cupboard housing fuse box and electric meters, two radiators, stairs to first floor with under stairs storage cupboard, power points, tv aerial point.

**Kitchen Breakfast Room: 13' x 10' 7" (3.95m x 3.23m)** Window to side, fitted with a range of wall and base units with rolled edge work surfaces to tiled splash backs, inset stainless steel single drainer sink unit, space for freestanding cooker with extractor hood over, space for fridge freezer, space and plumbing for washing machine and dryer, tiled floor, glazed panelled door to;

**Rear Hall:** Door to rear garden, wall mounted combination boiler for domestic hot water and central heating, tiled floor.

**WC:** Window to rear, tiled walls and floor, white suite comprising low level wc, wall mounted wash hand basin, chrome heated ladder style radiator.

### **First Floor**

**Landing:** Access to roof space, doors of to;

**Bedroom 1: 11' 11" x 10' 2" (3.62m x 3.10m)** Window to front overlooking the golf course, ceiling coving, built in wardrobe, radiator, power points.

**Bedroom 2: 10' 4" x 6' 11" (3.15m x 2.10m)** window to rear, radiator, power points, built in wardrobe.

**Bathroom:** window to side, fitted with a white suite comprising of panelled bath, low level wc, shower cubicle with mains feed shower and glazed shower screen, wall mounted wash hand basin, tiled walls, down lights, chrome heated ladder style towel radiator.

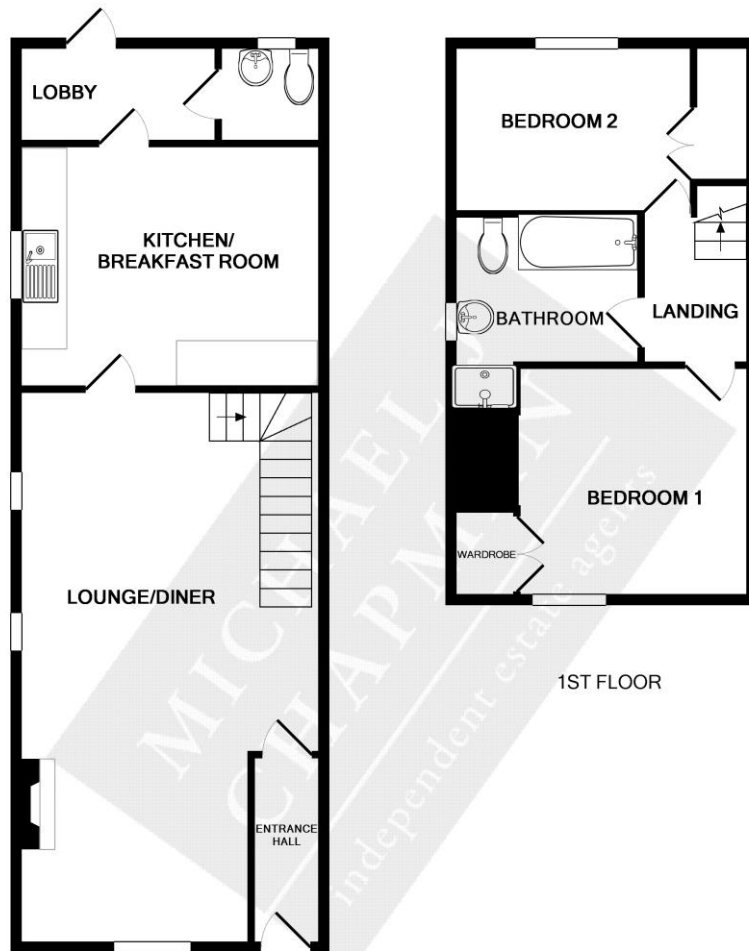
### **Outside**

**Garden:** The garden is in two parts; to the rear of the property, there is a York stone paved patio garden with gated side access. to the rear of the garage, there is a further area of garden leading to a stream.

**Garage:** Single garage in a block of two with up and over door

**Location:** The property is conveniently situated between Wilmslow and 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 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 office in Alderley Edge proceed up London Road in a northerly direction towards Wilmslow. After going over the railway bridge, take the second turning on the left into Brook Lane. Continue past the Loch Fyne, and the property can be found on the left hand side identified by our For Sale board.



GROUND 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 as to their operability or efficiency can be given  
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## Energy Performance Certificate



45, Brook Lane, ALDERLEY EDGE, SK9 7RU

Dwelling type: End-terrace house  
 Date of assessment: 10 November 2014  
 Date of certificate: 10 November 2014  
 Reference number: 9628-2890-7099-9894-3695  
 Type of assessment: RdSAP, existing dwelling  
 Total floor area: 76 m<sup>2</sup>

### Use this document to:

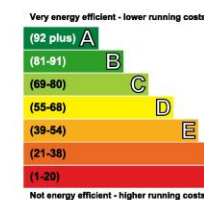
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 3,339
Over 3 years you could save	£ 1,449

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 240 over 3 years	£ 144 over 3 years	
Heating	£ 2,799 over 3 years	£ 1,530 over 3 years	
Hot Water	£ 300 over 3 years	£ 216 over 3 years	
<b>Totals</b>	<b>£ 3,339</b>	<b>£ 1,890</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
51	83

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 Flat roof insulation	£850 - £1,500	£ 126	
2 Cavity wall insulation	£500 - £1,500	£ 159	
3 Internal or external wall insulation	£4,000 - £14,000	£ 723	

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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### Important Notice

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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.

