

4 Green Street, Alderley Edge, Cheshire, SK9 7HG

**MICHAEL J
CHAPMAN**

independent estate agents



www.michaeljchapman.co.uk

A beautifully presented first and second floor duplex apartment, with two double bedrooms, breakfast kitchen, lounge and balcony to the rear. Situated in the heart of Alderley Edge village. Of interest to first time buyers and buy to let investors. The property comprises of : communal entrance hall, private entrance hall, lounge with balcony, kitchen, two bedrooms and bathroom. Communal gardens.

Comprising of:-

Ground Floor

Communal Entrance Hall: Video entry phone, stairway to first floor level.

First Floor

Private Entrance Hall: 9' 2" x 3' 10" (2.80m x 1.17m) Radiator. Storage cupboard. Stairs to second floor

Reception: 13' 1" x 12' 4" (3.98m x 3.75m) UPVC double glazed door and UPVC double glazed window to balcony. Radiator. TV and telephone points, door to.

Balcony: Southerly facing overlooking the communal gardens.

Breakfast Kitchen: 12' 4" x 9' 5" (3.76m x 2.86m) UPVC double glazed window to rear. Wall and base units with roll top work surfaces over. Single drainer stainless steel sink with mixer taps. Built in double electric oven and gas hob with extractor over. Space for automatic washing machine and fridge. Radiator. Part tiled walls and tiled floor.

Second Floor

Landing: Storage cupboard. Loft access.

Bedroom 1: 12' 10" x 12' 4" (3.92m x 3.76m) UPVC double glazed window to rear. Radiator, built in wardrobes with hanging rail and shelving with mirrored sliding doors.

Bedroom 2: 12' 4" x 9' 9" (3.76m x 2.96m) UPVC double glazed window to rear. Radiator. Built in wardrobes with hanging rail and shelving.

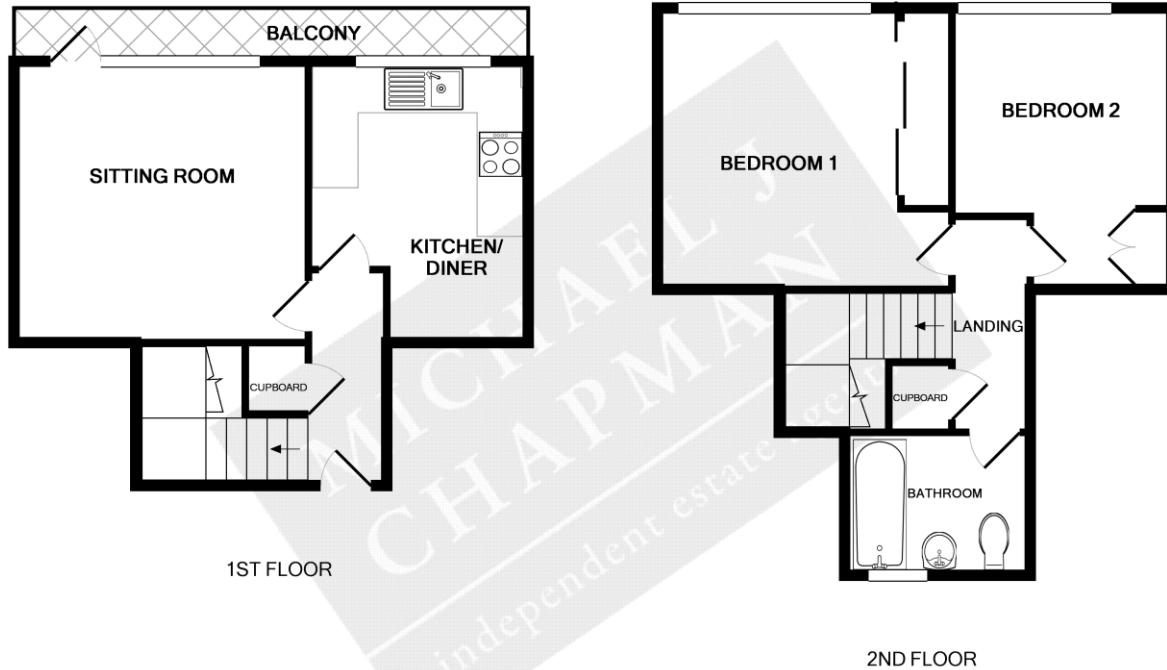
Bathroom: 9' 7" x 8' 6" (2.93m x 2.58m) UPVC double glazed frosted window to front. White three piece suite comprising panelled bath with shower over, low level WC and pedestal washbasin. Part tiled walls.

Outside

Communal Garden: Communal gardens and drying area.

Location: The property is conveniently situated in the heart 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 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 proceed down London Road in a southerly direction. Turn right in to George Street and take the next right into South Street and then take the second right into Green Street where the property will be found on the right 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

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**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

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All measurements are approximate

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