

Foxglade, 13 Beaufort Close, Alderley Edge, SK9 7HU

**MICHAEL J  
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independent estate agents



[www.michaeljchapman.co.uk](http://www.michaeljchapman.co.uk)

An extended four bedroom two bathroom detached family house with versatile accommodation situated in this sought after location with southerly facing gardens, off road parking and double garage.

The accommodation in brief comprises of to the ground floor; porch, entrance hall, cloakroom/wc, family room, sitting room, dining room, study, kitchen, sun room, utility and integral double garage. To the first floor, there is a galleried landing, master bedroom with en suite bathroom, three further double bedrooms and a family bathroom.

Externally to the front of the property is a tarmac drive way with parking for several cars, leading to an integral double garage. The front gardens are mainly laid to lawn with well stocked borders and are screen from the road by mature hedging. The gardens to the rear are fully enclosed to the side and rear. To the rear of the property there is a paved patio area leading on to the shaped lawn with well stocked mature borders. To the side there are raised vegetable beds with mature fruit trees and bushes and again is mainly laid to lawn. The rear garden is southerly in direction enjoying the sun most of the day.

#### Ground Floor

**Porch: 8' 6" x 3' 1" (2.59m x 0.94m)** Panel glazed door with windows to front and side, tiled floor.

**Entrance Hall: 11' 8" x 9' (3.55m x 2.74m)** panel glazed door, double glazed window to front, ceiling coving, down lights, radiator, telephone point, built in cloaks cupboard with hanging rail and shelving, stairs to first floor with under stairs storage cupboard, doors of to;

**Cloakroom: 6' 5" x 2' 8" (1.95m x 0.81m)** Upvc double glazed window to front, low level wc wall mounted wash hand basin with tiled splash back, ceiling coving, extractor fan, radiator.

**Family Room: 9' 10" x 9' 5" (3.00m x 2.87m)** Upvc double glazed window to rear, ceiling coving, down lights, radiator, power points, archway to;

**Sitting Room: 21' 4" x 11' 5" (6.50m x 3.47m)** Upvc double glazed window to front and sliding patio doors to rear, inset gas fire with stone surround, ceiling coving, down lights, radiators, TV aerial point, FM aerial point, telephone point.

**Dining Room: 18' 7" x 10' 10" (5.67m x 3.31m)** Upvc double glazed window to rear, ceiling coving, down lights, radiator, power points

**Study: 8' 11" x 7' 9" (2.71m x 2.37m)** Upvc double glazed window to front, wall lights, power points, radiator.

**Kitchen: 15' 3" x 12' (4.64m x 3.65m)** Double glazed window and door to sun room. Fitted with a modern range of wall and base units with granite work surfaces over to tiled splash backs with inset 1 1/2 bowl sink unit with mixer tap over, integrated appliances

included AEG induction hob with separate 2 ring gas hob with extractor hood over, Neff combination microwave, Neff fan assisted oven, Bosch dishwasher, two under counter fridges, breakfast bar, built in matching dresser unit, ceiling coving, down lights, radiator, ceramic tiled flooring.

**Sun Room: 12' 4" x 10' 6" (3.75m x 3.21m) Max.** Hard wood double glazed windows and French doors to rear garden, twin electric Velux windows, down lights, fan, radiator, power points.

**Utility Room: 13' 11" x 5' 10" (4.25m x 1.77m)** Upvc double glazed window to side and door to side garden. Fitted with a range of wall and base units with rolled edge work surfaces over, space and plumbing for washing machine and dryer, space for fridge freezer, floor mounted gas boiler for domestic hot water and central heating, down lights, tiled floor, personal door to;

**Integral Garage: 18' 3" x 14' 11" (5.56m x 4.54m)** electric up and over door, obscure Upvc double glazed window to side, fuse box and electric meters, water meter, power points.

#### First Floor

**Galleried Landing:** Upvc double glazed window to front, access to roof space with pull down ladder, built in linen cupboard, ceiling coving, down lights, two radiators, doors off to;

**Bedroom 1: 19' 3" x 15' 2" (5.86m x 4.62m)** Upvc double glazed windows to front, side and rear, fitted with a matching range of bedroom furniture comprising of built in wardrobes with hanging rail and shelving, drawer units, bedside tables, window seat with cupboards under and dressing table, ceiling coving, radiator, power points, TV aerial point.

**En Suite Bathroom:** Upvc double glazed window to rear, fitted with an ivory suite comprising of panelled spa bath, corner shower cubicle with electric shower and glazed shower screen, low level wc, wash hand basin, bidet, ceramic tiled walls and floor, heated towel radiator, ceiling coving, down lights.

**Bedroom 2: 11' 4" x 9' 3" (3.45m x 2.81m)** Upvc double glazed window to front, ceiling coving, radiator, power points.

**Bedroom 3: 11' 10" x 11' 1" (3.60m x 3.38m)** Upvc double glazed window to front, ceiling coving, radiator, power points.

**Bedroom 4: 11' 1" x 9' 9" (3.38m x 2.97m)** Upvc double glazed window to rear, ceiling coving, radiator, power points, built in wardrobe.

**Bathroom:** Upvc double glazed window to rear, fitted with an ivory suite comprising of panelled bath with shower over, low level wc, bidet and wash hand basin, tiled floor and walls, heated towel radiator, airing cupboard housing hot water cylinder.

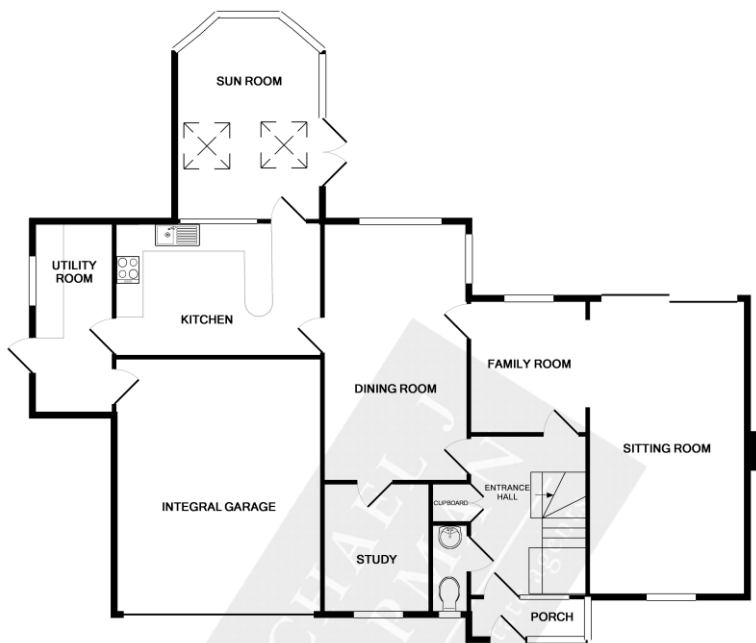
## Outside

**Garden:** To the front of the property is a tarmacadam drive way with parking for several cars that leads to an integral double garage. The front gardens are mainly laid to lawn with well stocked borders and are screened from the road by mature hedging. The gardens to the rear are fully enclosed to the side and rear. To the rear of the property there is a paved patio area leading on to the shaped lawn with well stocked mature borders. To the side there are raised vegetable beds with mature fruit trees and bushes and again is mainly laid to lawn. The rear garden is southerly in direction enjoying the sun most of the day.

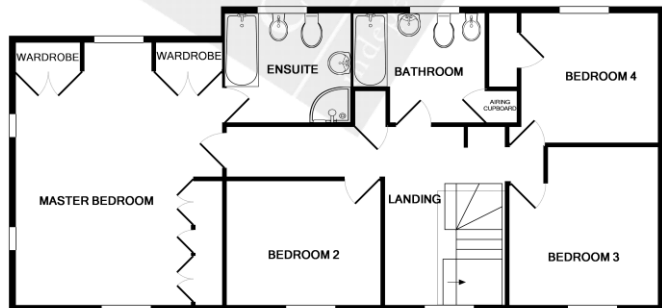
**Location:** The property is situated in a residential location close to the heart of Alderley Edge village centre which offers a wide range of high quality shops including Waitrose, suitable for most day to day requirements and the area also boasts a good range of social and recreational facilities. 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 in Alderley Edge proceed down Chapel Road and take the second turning left into Trafford Road. Then first right into Moss Lane. Proceed down Moss Lane and take the left into Marlborough Avenue and bare left into Devonshire Drive. Take the first turning right into Beaufort Close and the property can be found on the left hand side.





GROUND FLOOR  
APPROX. FLOOR  
AREA 1392 SQ.FT.  
(129.3 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 918 SQ.FT.  
(85.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 2309 SQ.FT. (214.5 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.  
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## Energy Performance Certificate



13, Beaufort Close, ALDERLEY EDGE, SK9 7HU

Dwelling type: Detached house  
Date of assessment: 02 June 2015  
Date of certificate: 02 June 2015

Reference number: 0336-2812-7466-9305-7671  
Type of assessment: RdSAP, existing dwelling  
Total floor area: 181 m<sup>2</sup>

### Use this document to:

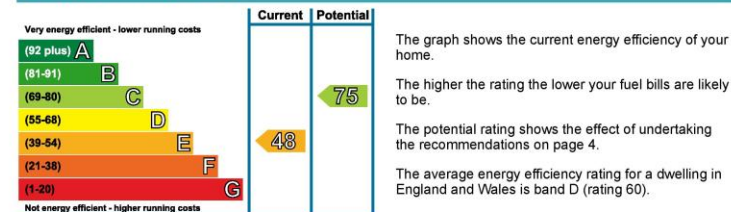
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 6,912
Over 3 years you could save	£ 2,787

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 444 over 3 years	£ 258 over 3 years	
Heating	£ 5,859 over 3 years	£ 3,489 over 3 years	
Hot Water	£ 609 over 3 years	£ 378 over 3 years	
<b>Totals</b>	<b>£ 6,912</b>	<b>£ 4,125</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



### 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 Cavity wall insulation	£500 - £1,500	£ 1,287	✓
2 Floor insulation (suspended floor)	£800 - £1,200	£ 144	✓
3 Floor insulation (solid floor)	£4,000 - £6,000	£ 306	✓

See page 4 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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### All measurements are approximate

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