

32 Alton Road, Wilmslow, SK9 5DX

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A four bedroom two bathroom detached family house with 3 reception rooms and a kitchen/breakfast room, located within the highly sought after area of Wilmslow. The property is located on a corner plot and benefits from a detached double garage and parking for several cars. AVAILABLE NOW, PART FURNISHED.

Ground Floor

Porch: 5' 7" x 5' 9" (1.71m x 1.75m) Windows to front and side, pendent light, 'Amtico' flooring, front door to:

Entrance Hall: Window to front, ceiling coving, pendent light, radiator, power points, stairs to first floor, 'Amtico' flooring, doors off to:

Cloakroom: Window to rear, low level wc, pedestal wash hand basin, radiator, 'Amtico' flooring.

Lounge (Reception): 16' 6" x 15' 8" (5.03m x 4.78m) Windows to front and rear, ingle nook with open tiled fire place and hearth, wall lights, radiator, 'Amtico' flooring, painted exposed beams, television aerial point, power points.

Dining Room: 14' 11" x 11' 7" (4.54m x 3.53m) Square bay window to front, painted exposed beams, radiator, power points, pendent light, 'Amtico' flooring, door to:

Playroom: 11' 4" x 8' 2" (3.45m x 2.50m) Windows to front and side, radiator, power points, cupboard housing fuse box and electric meters, 'Amtico' flooring.

Kitchen/Breakfast Room: 24' 10" x 9' 10" (7.56m x 3.00m) Fitted with a range of wall and base units with granite work surfaces over, inset Belfast sink with mixer tap over, range cooker with extractor hood over, fridge freezer, washing machine and dish washer, inset LED down lights, door and windows to rear garden, radiator, power points, 'Amtico' flooring.

First Floor

Landing: 'Amtico' flooring, pendent light, smoke alarm, access to roof space, doors off to:

Master Bedroom: 15' 8" x 11' 6" (4.78m x 3.51m) Windows to front and rear, radiator, power points, telephone point, pendent light, 'Amtico' flooring.

Bedroom 2: 15' 8" x 9' 4" (4.78m x 2.85m) Window to front and rear, radiator, power point, pendent light, 'Amtico' flooring, pedestal wash hand basin with vanity mirror over.

Bedroom 3: 11' 9" x 10' 6" (3.58m x 3.21m) Window to front, radiator, power points, pendent

light, 'Amtico' flooring, walk in eaves wardrobe with hanging rail and shelving, a further eaves room houses a vanity unit with inset wash hand basin.

Bedroom 4: 9' 3" x 7' 7" (2.82m x 2.30m) Window to rear, radiator, power points, 'Amtico' flooring, wall mounted wash hand basin.

Shower Room: Window to rear, corner shower cubicle with mains fed thermostatic shower and glazed enclosure, low level wc, wall mounted wash hand basin, chrome heated ladder radiator, tiled splash backs, 'Amtico' flooring.

Bathroom: Window to front, white suite comprising, panelled bath with mixer tap and shower attachment, low level wc, pedestal wash hand basin, radiator, half tiled walls, shaver point and 'Amtico' flooring.

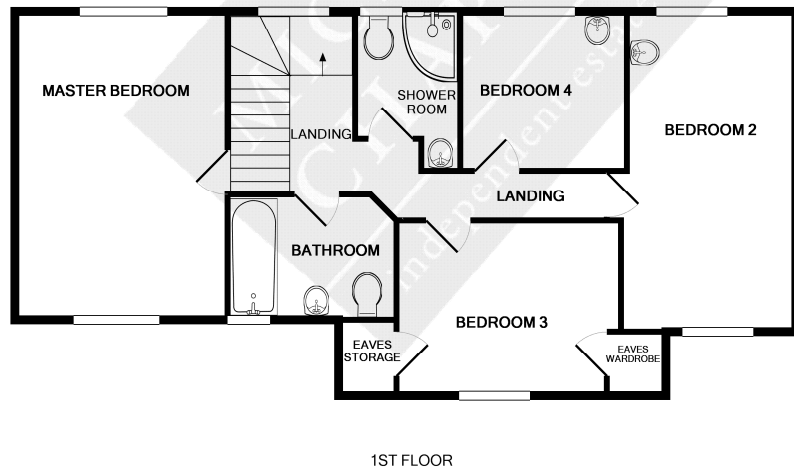
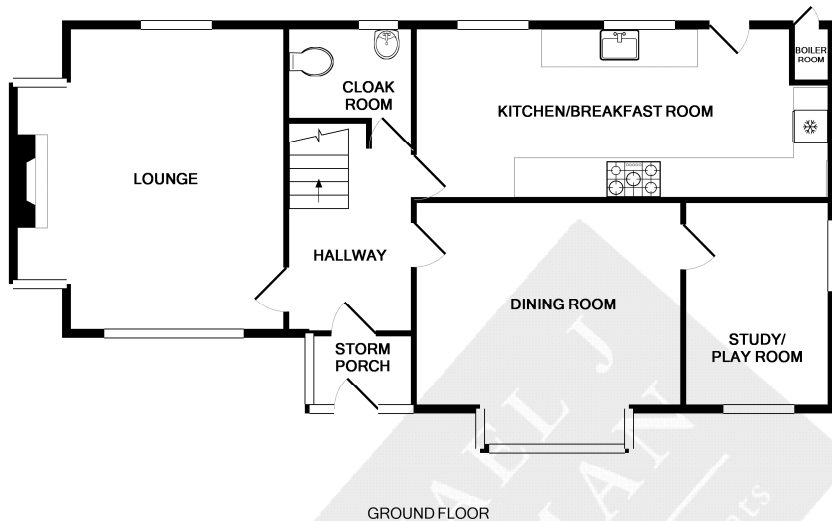
Double Garage: 19' 8" x 16' (5.99m x 4.87m) Accessed through a five bar gate from Gorsey Road the rear driveway provides parking for several vehicles and access to the double garage.

Garden: To the front of the house there is a driveway providing parking for several vehicles and pathway leading to the front door. The front garden is mainly laid to lawn with flowers and shrub borders and enclosed by beech hedge.

The side and rear gardens are mainly laid to lawn with flower and shrub borders with gated access from Gorsey Road leading to the rear driveway and double garage.

Location: The property is conveniently situated within easy reach of Wilmslow town centre with its excellent range of shops and general services, restaurants and wine bars. There are good local schools in the area for children of all ages, both State and Private. For the commuter Wilmslow railway station is on the main line to London Euston and also provides a regular commuter service to Manchester and surrounding districts. Access to the North West motorway network is within a short drive as is Manchester International Airport. The A34 Wilmslow by-pass is within easy reach and provides access to the superstore at Handforth Dean and Cheadle Royal and thereon to the business centres of Manchester and Stockport. Wilmslow leisure centre caters for many sporting activities and there are also a number of private sporting clubs in the surrounding area.

Directions: From the centre of Wilmslow, Turn left into Water Lane which in turn becomes Altrincham Road. Just after Gorsey Bank Primary School turn right into Gorsey Road. Take the first turning on the right into Alton Road and the property can be found on the left 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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Energy Performance Certificate



32, Alton Road, WILMSLOW, SK9 5DX

Dwelling type: Detached house
Date of assessment: 01 November 2012
Date of certificate: 01 November 2012

Reference number: 9007-2829-7495-9902-2145
Type of assessment: RdSAP, existing dwelling
Total floor area: 165 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

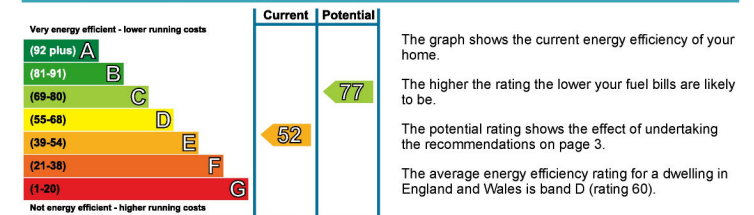
Estimated energy costs of dwelling for 3 years:	£ 5,043
Over 3 years you could save	£ 2,010

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 351 over 3 years	£ 213 over 3 years	
Heating	£ 4,416 over 3 years	£ 2,544 over 3 years	
Hot Water	£ 276 over 3 years	£ 276 over 3 years	
Totals	£ 5,043	£ 3,033	

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	£ 1,104	✓
2 Floor insulation	£800 - £1,200	£ 276	✓
3 Draught proofing	£80 - £120	£ 165	✓

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 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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