

Laburnum Cottage, 92 Adlington Road, Wilmslow, SK9 2BT

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A charming period, Grade II listed 3/4 bedroom family home, which has been modernised and refurbished to a high standard. Offering versatile family accommodation, with a large southerly facing rear garden with far reaching views of surrounding country side. Off road parking for a number of cars.

In brief the accommodation comprises of; dining hall, downstairs cloakroom/WC, living room with French doors to decking area with garden views. Modern fitted kitchen/breakfast room with utility off. Stairs down to study/bedroom 4 with French doors off to rear garden.

To the first floor, the half landing has a feature exposed wattle and daub wall leading to bedroom two. The main landing leads to two further double bedrooms with vaulted ceilings and exposed oak beams and a contemporary family bathroom.

Externally the property is located on the southerly side of Adlington Road. The cottage sits in established gardens. To the front there is off road parking for up a number cars, a York stone path leads from the front gate to an original large Oak front door. To the rear is a large York stone patio and decked area. The garden has mature trees, beds and borders with picturesque views of the countryside and extend to 0.2acre.

Viewing is highly recommended to appreciate the wealth of period features, combined with the contemporary convenience of modern living.

#### Ground Floor

**Dining Hall: 15' 5" x 15' (4.69m x 4.57m)** Entered through large original solid oak front door. Sash window to the front elevation and a double glazed window to the rear. Slate tiled floor with under floor heating, feature wall with exposed brick, oak beams to ceiling with down lights, large feature fire place with oak mantle and stone hearth with inset modern wood burning stove, brushed chrome power points, TV aerial point.

**Cloakroom: 5' 5" x 2' 6" (1.66m x 0.76m)** Modern white suite comprising of; low level WC, wash hand basin with contemporary mixer tap and vanity cupboard under, tiled splash back. Tiled floor with under floor heating, extractor fan, down lights, cupboard housing utility meters.

**Living Room: 15' x 13' 7" (4.57m x 4.15m)** Sash window to front aspect, double glazed French doors to rear with southerly views over the rear garden. Fire place with stone hearth and oak mantle with inset modern wood burner, wall lights, oak beams to ceiling with down lights, brushed chrome power points, TV aerial point.

**Kitchen Breakfast Room: 15' 3" x 14' 4" (4.65m x 4.36m)** Hand painted modern kitchen comprising of; wall, base and draw units, with integrated appliances which include, dishwasher and wine fridge. Five ring gas range cooker with double oven and extractor fan above, granite work surface over to granite splash back, under mounted stainless steel 11/2 bowl sink with mixer tap over, extending to incorporate a breakfast bar. Window to the front aspect and double glazed windows to the rear. Partial exposed brick walls, tiled floor with under floor heating, oak beams to ceiling with down lights. modern oak staircase with glass balustrade to the first floor with under stairs storage cupboards, brushed chrome power points. Door off to:

**Utility Room: 6' 3" x 5' 10" (1.91m x 1.78m)** Double glazed window to side and stable door to the rear garden. Partial exposed brick walls, base unit with granite work surface over to granite splash back. Belfast sink with cupboard under, plumbing and space for washing machine and dryer, tiled floor, down lights, brushed chrome power points.

#### Lower Ground Floor

**Bedroom 4/Family Room: 15' x 13' 7" (4.56m x 4.15m)** Double glazed French doors leading to external steps up to garden. Exposed brick chimney breast with fire recess with stone hearth and oak mantle over. Radiator. Exposed ceiling beams. Power points, and TV aerial point.

#### First Floor

**Half Landing:** Feature exposed wattle and daub wall and circular window, vaulted ceiling with exposed oak beams and down lights. Door off to:

**Bedroom 2: 15' 1" x 13' 9" (4.60m x 4.19m)Max.** Double glazed windows to the rear. Partial exposed brick walls, vaulted ceiling with oak beams, down lights and pendent light fitting. Feature cast iron roll top hip bath with mixer taps and shower head, brushed chrome power points.

**Main Landing: 15' 3" x 3' 3" (4.65m x 1.00m)** Sash window to front aspect, wooden flooring with under floor heating, down lights, brushed chrome power points, doors leading to:

**Bedroom 1: 14' 10" x 14' 10" (4.52m x 4.51m)** Sash window to front aspect, double glazed window to rear. Feature stone wall, wooden flooring with under floor heating, vaulted ceiling with oak beams, pendent light fitting and down lights. Chimney breast with recess, brushed chrome power points.

**Bedroom 3: 11' 5" x 9' 2" (3.47m x 2.80m)** Double glazed window to rear aspect. Wooden flooring with under floor heating, vaulted ceiling with oak beams, pendent light fitting and down lights. Brushed chrome power and TV aerial points.

**Family Bathroom: 11' 4" x 7' 9" (3.45m x 2.35m)Max.** Modern white suite comprising of; low level WC, double wash hand basin with contemporary taps and draws under, bath with tiled panel and contemporary tap, walk in shower with glazed partition, rainfall shower and hand held shower head. Limestone flooring with under floor heating, partial limestone tiled walls, down lights.

## Outside

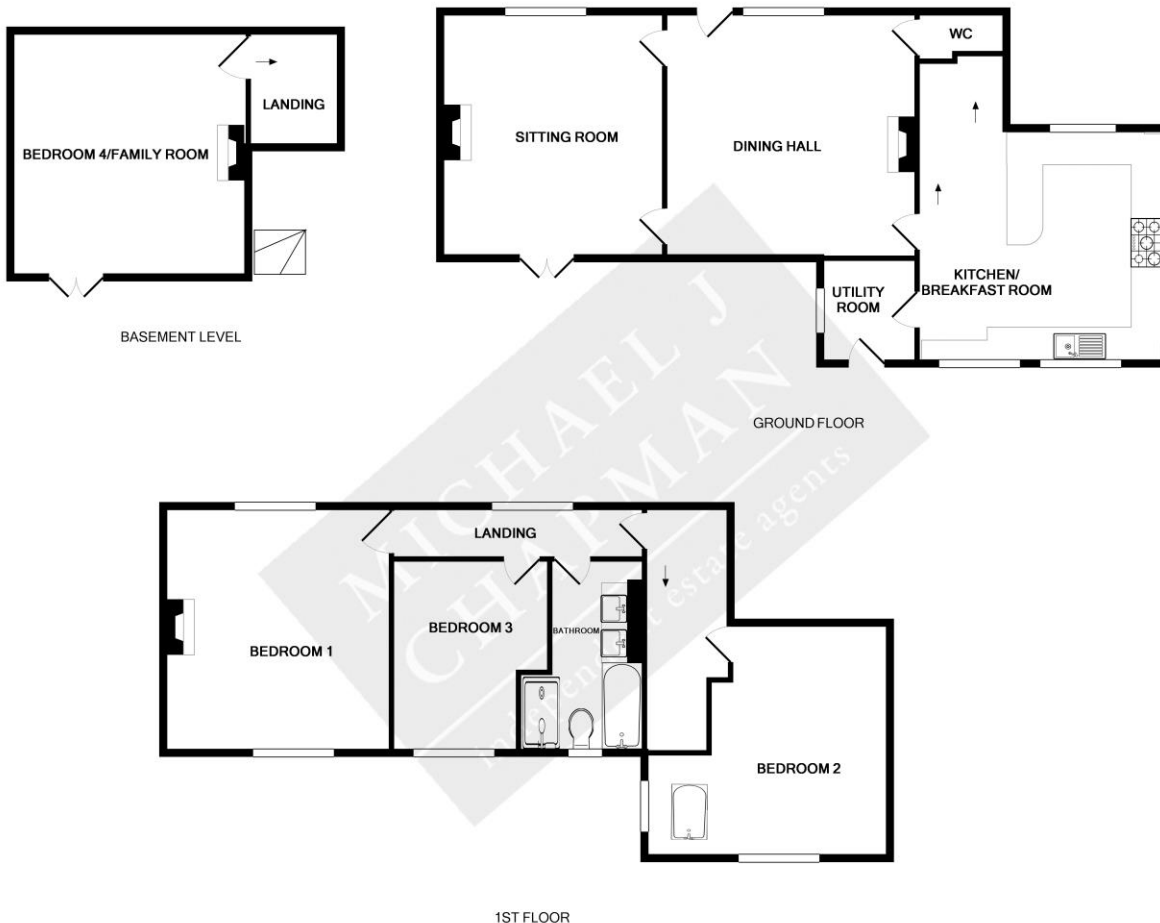
### Gardens

To the front there is a flag stone drive way providing off road parking for a number cars. To the rear there is an extensive southerly facing York stone patio, decking area leading to French doors to living room. This considerable garden is mainly laid to lawn with established shrubs and trees to the perimeter, there are far reaching views of adjacent farm land. A large garden store housing Worcester boiler for domestic hot water and heating, external water tap, also of note is a large summer house, timber shed and hot tub inset into raised decking..

**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 superstores 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 our offices in Alderley Edge proceed in a northerly direction along London Road to the A34 bypass, at the around about take the third exit onto the A34 and at the next round about take the 3rd exit onto the A538 ( Prestbury Road). At the mini roundabout take the first exit onto Hough Lane. At the next roundabout go straight across onto Aldington Road where the property will be found on the right hand side after about a mile and a half, identified by our for sale board. (for sat nav users use post code SK9 2BT)





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



92, Adlington Road, WILMSLOW, SK9 2BT

Dwelling type: Mid-terrace house  
Date of assessment: 27 July 2015  
Date of certificate: 27 July 2015

Reference number: 2438-7012-6293-7955-8980  
Type of assessment: RdSAP, existing dwelling  
Total floor area: 104 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

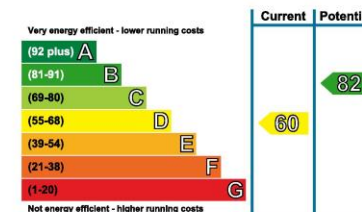
Estimated energy costs of dwelling for 3 years:	£ 3,411
Over 3 years you could save	£ 1,095

### Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 216 over 3 years	£ 216 over 3 years	
Heating	£ 2,670 over 3 years	£ 1,800 over 3 years	
Hot Water	£ 525 over 3 years	£ 300 over 3 years	
<b>Totals</b>	<b>£ 3,411</b>	<b>£ 2,316</b>	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and 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).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

### 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 Internal or external wall insulation	£4,000 - £14,000	£ 690	
2 Floor insulation (solid floor)	£4,000 - £6,000	£ 96	
3 Heating controls (time and temperature zone control)	£350 - £450	£ 129	

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.gov.uk/energy-grants-calculator](http://www.gov.uk/energy-grants-calculator) or call 0300 123 1234 (standard national rate). The Green Deal may enable you to

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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.







