

Portland House, Wilmslow Road, Alderley Edge, SK9 7QL

**MICHAEL J  
CHAPMAN**

independent estate agents



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

A Substantial Five bedroomed period semi-detached family house, with period features. Situated equidistance of Wilmslow and Alderley Edge, offering versatile accommodation.

Portland House offers a well balanced family accommodation and has been improved over the years, with care taken to retain the original charm and character. Features include stripped panelled doors, cornicing, picture rails and deep skirting boards.

The accommodation in brief comprises of; entrance porch with Minton tiled floor, opening up into the entrance hall, family room, drawing room, dining room and kitchen/breakfast room. To the first floor there are three double bedrooms, bathroom and separate wc. To the second floor there are two further double bedrooms and a bathroom.

The cellars have 2.25m head height and could be converted to provide additional accommodation subject to the necessary consent and currently comprises of three cellar rooms, cloakroom/wc, workshop and utility room.

Externally to the front, the property is approached off Wilmslow Road via a pedestrian gate with a charming front garden with mature shrubs and trees, boarded by hedging with a pathway leading to the front door step and to the side where there is a delightful private gardens to the side and rear. Gated vehicular access is via the property next door, 'Thornfield' and Portland House has a gated gravel driveway providing off road parking for several cars.

#### Lower Ground Floor

##### Hall:

**Cellar Room 1: 19' 3" x 14' 3" (5.87m x 4.35m)** Window to front and side, gas meter.

**Cellar Room 2: 14' 10" x 14' 3" (4.52m x 4.35m)** Window to side, built in storage cupboard, cold stone slab and bar.

**Cellar Room 3: 11' 5" x 5' 7" (3.48m x 1.71m)** Fuse box and electric meters.

**Wc: 9' 8" x 5' (2.95m x 1.53m)** Window to side, low level wc, pedestal wash hand basin.

**Workshop: 9' 8" x 5' 7" (2.95m x 1.71m)** Window to side.

**Utility Room: 14' 6" x 13' 7" (4.43m x 4.15m)** Window and door to rear, twin Belfast sink with mixer tap, plumbing for washing machine, floor mounted gas fired boiler for domestic hot water and central heating.

#### Ground Floor

**Porch: 5' 10" x 4' 10" (1.79m x 1.47m)** Solid panelled double doors with glazed light above, ceiling coving, dado rail, minton tiled floor.

**Entrance Hall: 26' 6" x 5' 10" (8.07m x 1.79m)** Stained glass panel glazed door with stained glass side light, ceiling coving, picture rail, deep skirting boards, radiator with cover, stripped wood floor boards, power points, stairs to first floor, door and staircase to cellar, stripped pine doors off to;

**Family Room: 14' 11" x 14' 7" (4.54m x 4.44m) Min** Upvc double glazed square bay window to side, ceiling rose, cornicing, picture rail, open fire place with wooden mantle and surround with tiled insert and surround, radiators, deep skirting board, power points, TV point, opening to:

**Drawing Room: 18' 4" x 14' 7" (5.59m x 4.44m) into bay.** Upvc double glazed bay window to front and Upvc double glazed window to side, ceiling coving, picture rail, period cast iron fire place, wall lights, radiators, deep skirting board, power points.

**Dining Room: 14' 8" x 11' 9" (4.48m x 3.57m)** Upvc double glazed window and French doors to side, radiators, stripped wood flooring, power points.

**Kitchen Breakfast Room: 15' 5" x 14' 8" (4.69m x 4.48m)** Upvc double glazed windows to side and rear, door to rear patio, fitted with a range of wall and base units with rolled edge work surfaces to tiled splash backs, inset 11/2 bowl stainless steel single draining sink unit, NEFF double oven, four ring electric hob with extractor hood over, microwave oven, dishwasher, radiator, power point, strip wood floor.

#### First Floor

**Landing: Ceiling coving, stairs to second floor, deep skirting boards, stripped pine doors off to:**

**Bedroom 1: 21' x 14' 8" (6.41m x 4.48m)** Upvc double glazed window to front, ceiling coving, picture rail, radiator, wall lights, power points.

**Bedroom 2: 15' 6" x 15' 2" (4.72m x 4.62m)** Upvc double glazed window to side, ceiling coving, picture rail, radiator, power points.

**Bedroom 3: 15' 5" x 13' 11" (4.69m x 4.25m)** Upvc double glazed window to rear, picture rail, radiator, power points, TV aerial point.

**Bathroom: 10' 1" x 5' 6" (3.07m x 1.68m)** Obscure Upvc double glazed window to side, white suite comprising of, panelled bath with mains fed shower over, wash hand basin, low level wc, bidet, radiator, tiled splash backs.

**Wc: 10' 1" x 4' 9" (3.07m x 1.46m)** Obscure Upvc double glazed windows to side low level wc, pedestal wash hand basin, tiled splash back, airing cupboard with slat shelving, radiator.

#### Second Floor

**Landing: Velux roof light, airing cupboard, stripped pine doors off to:**

**Bedroom 4: 15' 11" x 14' 8" (4.86m x 4.48m)** Upvc double glazed window to side, dado rail, radiator, power points.

**Bedroom 5: 14' 8" x 14' 8" (4.48m x 4.48m)** Upvc double glazed window to side, dado rail, radiator, power points.

**Bathroom: 12' 4" x 5' 11" (3.77m x 1.80m)** Velux window, White suite comprising roll top bath, low level wc, pedestal wash hand basin, radiator, tiled splash backs.

## Outside

**Garden:** Front garden -pedestrian gate, mainly laid to lawn with mature boarders and pathway to front door and side garden with gated access to side. Paved patio area and raised decked balcony off the dining room with wrought iron balustrade, mainly laid to lawn with mature flower and shrub boarders. Accessed off the kitchen is the paved patio with brick built barbeque and outside tap, with gated access to the gated gravel drive way providing off road parking opening on to the rear garden with mature shrubs and tree.

**Location:** Alderley Edge village centre which offers a wide range of high quality shops 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 new A34 by-pass road provides easy access to the superstores of Marks and Spencer, Tesco and a little further on, John Lewis and Sainsburys. 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. Go over the bridge and continue for 0.6mile and after passing The Merlin Hotel on your right, take the next right into 'Thornfield' and follow the drive around the back on the development where the gates and drive will be found for Portland House.



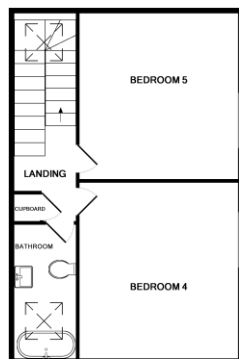


BASEMENT LEVEL  
APPROX. FLOOR  
AREA 1053 SQ.FT.  
(97.9 SQ.M.)

GROUND FLOOR  
APPROX. FLOOR  
AREA 1076 SQ.FT.  
(100.0 SQ.M.)

1ST FLOOR  
APPROX. FLOOR  
AREA 1042 SQ.FT.  
(96.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 3810 SQ.FT. (354.0 SQ.M.)  
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of floors, 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.  
Made with Metropix 02015



2ND FLOOR  
APPROX. FLOOR  
AREA 639 SQ.FT.  
(59.3 SQ.M.)

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

## Energy Performance Certificate



Portland House, Wilmslow Road, ALDERLEY EDGE, SK9 7QL

Dwelling type: Semi-detached house  
Date of assessment: 14 May 2015  
Date of certificate: 14 May 2015  
Reference number: 9448-0094-7225-3665-0980  
Type of assessment: RdSAP, existing dwelling  
Total floor area: 248 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

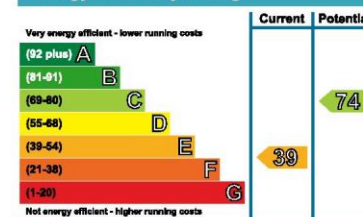
Estimated energy costs of dwelling for 3 years:	£ 10,413
Over 3 years you could save	£ 5,424

### Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 339 over 3 years	£ 339 over 3 years	
Heating	£ 9,264 over 3 years	£ 4,266 over 3 years	
Hot Water	£ 810 over 3 years	£ 384 over 3 years	
<b>Totals</b>	<b>£ 10,413</b>	<b>£ 4,989</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



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 Room-in-roof insulation	£1,500 - £2,700	£ 1,368	
2 Cavity wall insulation	£500 - £1,500	£ 1,704	
3 Floor insulation (suspended floor)	£800 - £1,200	£ 351	

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.

### Important Notice

Michael J Chapman LLP for themselves and for the Vendors of this property, whose agents they are give notice that:-

- The particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute part of an offer or contract. Prospective purchasers and lessees ought to seek their own professional advice.
- All descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
- No person in the employment of Michael J Chapman LLP has any authority to make or give representation or warranty whatsoever in relation to this property on behalf of Michael J Chapman LLP, nor enter into any contract on behalf of the vendor.
- No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn.

### 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.



