

5 Wolverton House, George Street, Alderley Edge, SK9 7EB

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A spacious two bedroom 2 bathroom raised ground floor apartment built by David McLean Homes in 2005. The apartment enjoys an excellent location within the village and has the benefits of double glazing, gas fired central heating, underground parking and a west facing balcony.

The accommodation briefing includes: Entrance vestibule, entrance hall with storage cupboard, lounge/dining opening into the kitchen with integrated appliances, two double bedrooms, the main having an en-suite shower room and a family bathroom. Outside there are managed communal gardens and a delightful communal roof top garden.

An internal inspection is urged to fully appreciate the central location and the good accommodation this apartment has to offer.

#### Ground Floor

##### Communal Entrance Hall

**Entrance Hall:** Solid wood front door, down light, door to;

**Inner Hall:** Cloaks cupboard, radiator, power point, down lights, doors off to;

##### Open Plan Living Dining Kitchen

**Living Dining Room:** 18' 7" x 15' 1" (5.67m x 4.59m) Double glazed windows to rear, laminated floor, down lighters, radiators, Tv aerial point, power points, door to balcony.

**Balcony:** Accessed from the living area and overlooking the rear of the development it has decked flooring, cast iron railing and wall lighting

**Kitchen Area:** 11' 11" x 7' 6" (3.64m x 2.29m) Double glazed window to side, with a modern range of units including one and a half bowl sink unit, matching base and wall units with concealed lighting beneath, incorporating Smeg four ring gas hob with extractor hood over, electric fan oven beneath. Built in dishwasher, space for fridge freezer, Smeg washer dryer, wall mounted combination gas fired boiler, down lighters, timber floor.

**Bedroom 1:** 14' 6" x 12' 6" (4.43m x 3.81m) Double glazed window, down lighters, radiator, power points, Tv aerial point.

**En Suite Shower Room:** Fitted with a modern white suite comprising of double width shower with glazed shower screen, low level wc, pedestal wash hand basin, splash back tiles, heated towel rail, down lighters.

**Bedroom 2:** 11' 9" x 7' 7" (3.58m x 2.31m) Double glazed window, down lighters, radiator, power points.

**Bathroom:** 6' 7" x 5' 10" (2.00m x 1.77m) With modern white suite including panelled bath with shower over, glass shower screen, vanity unit incorporating wash hand basin with cupboards beneath, large vanity mirror over, part tiled walls, heated towel rail.

#### Outside

**Parking:** There is a secure underground parking with two allocated spaces, with lift access directly into the apartment block.

**Communal Gardens** There is a south west facing communal roof top garden for the enjoyment of the residents.

**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 the centre of Alderley Edge, turn right at the Natwest Bank into George Street. Wolverton house can be found at the end on the left hand side.



