

5 Tyler Point, Alderley Edge, SK9 7NT

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A beautifully presented three bedroomed modern end terrace town house situated in the centre of Alderley Edge. The property offers versatile accommodation and benefits from double glazing, gas central heating, an integral single garage and a decked patio area.

The accommodation in brief comprises of; entrance hall, downstairs bedroom/study with en suite shower room and integral garage which has been converted to a store room but could easily be re utilized as a garage; on the first floor the open plan living includes large lounge, separate dining area and fully fitted kitchen, and on the second floor there are two good size bedroom and a fully fitted bathroom with shower.

Externally there is a small enclosed decked patio area and space to park one car in front of the property.

Ground Floor

Entrance Hall: Oak flooring, radiator, power points, door off to:

Bedroom 3/Study: 13' 3" x 8' 2" (4.04m x 2.48m) Oak flooring, double French doors leading onto rear courtyard with decked area, power points and tv aerial.

En Suite Shower Room: 5' 11" x 4' 3" (1.80m x 1.30m) White suite comprising of; shower cubicle, pedestal wash hand basin, low level wc, tiled floor, down light and extractor fan.

Garage/Store: 15' 4" x 8' 8" (4.68m x 2.64m) Converted into additional storage space but is easily turned back into a garage with electric up and over door if desired. Electric light and power, cold water tap.

First Floor

Landing: Turning staircase from hall to first floor landing.

Lounge: 13' 5" x 12' (4.08m x 3.65m) With solid oak timber floor, cornice ceiling, Upvc double glazed French doors to Juliet balcony, radiator with cover, power points and aerial point.

Dining Area: 9' 5" x 6' 4" (2.87m x 1.93m) Oak timber flooring, cornice ceiling.

Kitchen: 13' 5" x 7' 10" (4.08m x 2.38m) Fitted with a range of modern base and wall mounted units with concealed lighting beneath, rolled edge work surface to tiled splash back with inset stainless steel sink unit. Smeg four ring gas hob with extractor fan over, electric oven beneath, built in slim line dishwasher, space for fridge freezer, built in washer dryer, tiled floor, cornice ceiling, down lighters and double glazed window to the rear.

Second Floor

Landing: Doors off too;

Bedroom 1: 13' 5" x 11' 8" (4.08m x 3.56m) Window to front with vaulted ceiling with velux window, radiator, power point, tv aerial point.

Bedroom 2: 13' 5" x 7' 10" (4.08m x 2.40m) Max. With a range of full height built in wardrobes with hanging space and fitted shelving, velux window to rear, power points, and radiator.

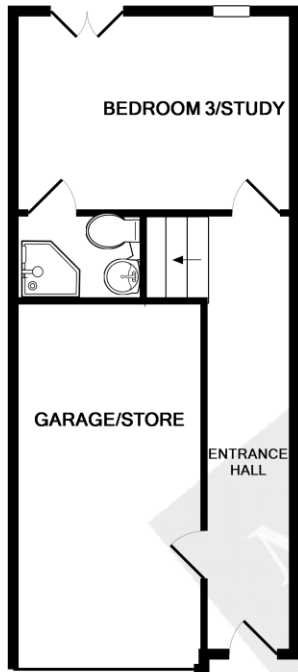
Bathroom: 8' x 6' 1" (2.43m x 1.86m) Fitted with modern white suite including panelled bath with shower over, glass shower screen, wash hand basin set in a timber plinth with vanity mirror over. Separate medicine cupboard with mirror doors, low level wc, tiled walls and floor.

Outside

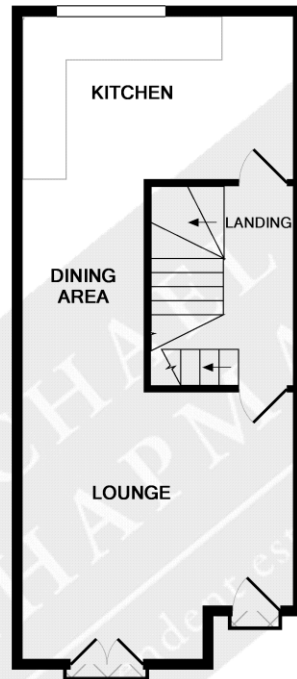
Patio: To the rear of the property is a small enclosed patio with decked area.

Location: As previously mentioned the property is extremely conveniently situated down a cul-de-sac in the very heart of 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 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.

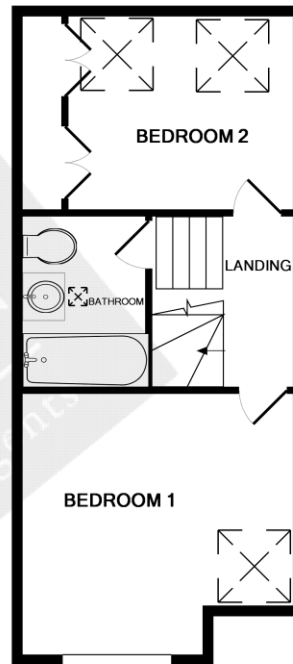
Directions: From our Alderley Edge office proceed up the A34 London Road in a northerly direction, before going over the railway bridge turn right into Heyes Lane, right into Trafford Road and immediately right into Tyler Street where the property can be found on the left hand side.



GROUND FLOOR
APPROX. FLOOR
AREA 379 SQ.FT.
(35.3 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 369 SQ.FT.
(34.3 SQ.M.)



2ND FLOOR
APPROX. FLOOR
AREA 368 SQ.FT.
(34.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 1117 SQ.FT. (103.7 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



5 Tyler Point, Trafford Road, ALDERLEY EDGE, SK9 7NT

Dwelling type: End-terrace house
Date of assessment: 19 May 2015
Date of certificate: 19 May 2015
Reference number: 0632-2861-7650-9195-3661
Type of assessment: RdSAP, existing dwelling
Total floor area: 83 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

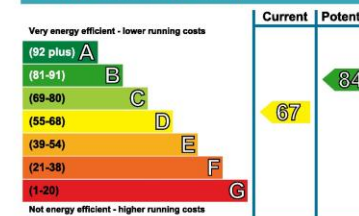
Estimated energy costs of dwelling for 3 years:	£ 2,400
Over 3 years you could save	£ 507

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 222 over 3 years	£ 171 over 3 years	
Heating	£ 1,818 over 3 years	£ 1,560 over 3 years	
Hot Water	£ 360 over 3 years	£ 162 over 3 years	
Totals	£ 2,400	£ 1,893	

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 Low energy lighting for all fixed outlets	£20	£ 42	
2 Heating controls (room thermostat)	£350 - £450	£ 105	✓
3 Replace boiler with new condensing boiler	£2,200 - £3,000	£ 207	✓

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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