

8 Duke Street, Alderley Edge, Cheshire, SK9 7HX

MICHAEL J  
CHAPMAN

independent estate agents



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



**A beautifully finished three-bedroom home offering stylish, contemporary living with thoughtful design and high-spec features throughout.**

**Entered via a charming storm porch with decorative tiling, the home opens to a welcoming hallway with pale oak flooring, underfloor heating, and motion-sensor staircase lighting. At the heart of the property is a stunning open-plan kitchen, living, and dining space. The living area features a limestone gas fireplace, hardwood windows with shutters, and bespoke fitted cabinetry. The modern kitchen includes a central island, 'Corian' worktops, brass fixtures, and premium Bosch and Neff appliances. A light-filled dining area offers French doors to the rear courtyard and integrated work-from-home furniture.**

**To the rear, a bright hallway with sliding doors leads to a low-maintenance porcelain-tiled courtyard, ideal for entertaining with its built-in seating, outdoor fireplace, fully automatic awning and sunny aspect. A versatile third bedroom opens onto this space, alongside a stylish shower room and a utility area with skylight.**

**Upstairs, two well-proportioned bedrooms feature bespoke wardrobes and underfloor heating. A luxurious family bathroom includes a bath, rainfall shower, and sleek vanity storage.**

**With a well-landscaped front entrance, rear storage area, and high-quality finishes throughout, this is a turnkey home perfect for modern living in a peaceful setting.**

**Storm Porch:** Decorative tiled floor, pendulum light fitting and timber glazed front door with top light opening to;

**Entrance Hall:** Pale oak flooring with under floor heating, half panelled walls, down lights, stairs to first floor with motion sensing low level guide lighting, door to;

### **Open Plan Kitchen Living Dining Room**

**Living Room 3.3m x 3.26m (10' 10" x 10' 8"):** Double glazed hardwood casements window to the front with fitted shutters, a contemporary gas flame fireplace with limestone surround, mantle and hearth, fitted alcove cupboard and display shelving, pale oak flooring with under floor heating, power points, TV aerial point, down lights and opening to;

**Kitchen 3.67m x 3.37m (12' 0" x 11' 1"):** A modern kitchen with a range of units including a breakfast island with 'Corian' work surfaces over, a brushed brass one and a half bowl sink unit with drainer grooves routed into the work surface and instant boiling and cold filtered water tap over, integrated appliances comprising of a 'Bosch' 4 ring induction hob with extractor fan over, double oven, dish washer, larder fridge, 'Neff' freezer and wine fridge, brushed brass power points, down lights, display shelving, pale oak flooring with under floor heating and opening to;

**Dining Area 3.39m x 2.18m (11' 1" x 7' 2"):** Aluminium double glazed 'French' doors to the rear courtyard, Velux window, fitted furniture including a desk, cupboards, display shelving and draws, brushed brass power points some with 'Usb' connections, pale oak flooring with under floor heating and door to;

**Rear Hall 7.81m x 0.84m (25' 7" x 2' 9"):** Aluminium double glazed sliding doors to the rear courtyard, LED ground lights, pale oak flooring, solid wood door to rear yard and doors to;

**Bed Three 4.11m x 2.62m (13' 6" x 8' 7"):** Aluminium double glazed 'French' doors to the rear courtyard, pale oak flooring with under floor heating, power points, TV aerial point and wall mounted bedside draws.

**Utility Room 2.17m x 1.62m (7' 1" x 5' 4"):** Pale oak flooring, space and plumbing for a washing machine, power points, fuse box and sky light.

**WC/ shower room 3.04m x 1.5m (10' 0" x 4' 11"):** A contemporary suite comprising of a shower cubicle with hand held shower attachment, glazed sliding door and shower niche for toiletries, wall mounted wash hand basin with mixer tap and mirror over, shelf and drawer unit under, wall hung low level WC with a concealed cistern, extractor fan, electric radiator, pale oak flooring and display shelving.

### **First Floor**

**Landing 3.83m x 1.58m (12' 7" x 5' 2"):** Hatch to loft access, pale oak flooring, picture wall light, 5amp lamp point and doors to;

**Bedroom One 3.95m x 3.34m (13' 0" x 10' 11"):** Double glazed hardwood casement window to the front with fitted shutters, fitted wardrobes with a range of hanging rails, shelving and drawer units, pale oak flooring with under floor heating, down lights, TV aerial point and power points.

**Bedroom Two 3.81m x 2.67m (12' 6" x 8' 9"):** Double glazed hardwood casement window to the rear with fitted shutters, fitted wardrobes with a range of hanging rails, shelving and drawer units, pale oak flooring with under floor heating, down lights, TV aerial point and power points.

**Bathroom 2.41m x 2.05m (7' 11" x 6' 9"):** A luxury white suite comprising of 'Duravit' panelled bath with hand held attachment, a 'Matki' shower cubicle with glazed door, rainfall shower head, hand held shower attachment and shower niche for toiletries, wall hung low level WC with a concealed cistern, wall hung vanity unit with mixer tap and mirror over and drawer and shelf unit under, pale oak flooring with under floor heating, part tiled walls, down lights, extractor fan, display shelving and double glazed hardwood casement window to the rear with fitted shutters.

**Front Garden:** The front of the property has a low brick wall with box hedging planters and a York stone path which leads up to the porch.

**Courtyard 3.81m x 1.17m (12' 6" x 3' 10"):** The central courtyard is accessed from three aspects and has been porcelain tiled to provide low maintenance contemporary living. It benefits from south and westerly sun. There is a timber built bench with planters incorporated, a central gas flame fireplace, outside power point, electric awning and water tap.

**Undercover Storage/Dog wash 3.42m x 1.37m (11' 3" x 4' 6"):** There is a further rear area with has a covered section for storage and a wash hand basin with hot and cold feed.

**Council Tax & Local Authority:** Cheshire East Council - Band D - 2025/2026 - £2,313.45

**Material Information:** Sprift report available on request.

**Tenure:** Freehold

**Guide Price:** £585,000.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	77	86
EU Directive 2002/91/EC		

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#### All measurements are approximate

While we endeavor 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.

**MICHAEL J  
CHAPMAN**  
independent estate agents

**01625 584379**

79 London Road, Alderley Edge,  
Cheshire SK9 7DY

E: [sales@michaeljchapman.co.uk](mailto:sales@michaeljchapman.co.uk)

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







