

Labuan, Heyes Lane, Alderley Edge, Cheshire, SK9 7LE

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independent estate agents



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AN EXTREMELY ATTRACTIVE AND EXQUISITELY PRESENTED TWO BEDROOM TWO BATHROOM PERIOD TERRACE PROPERTY THAT HAS BEEN EXTENDED AND REFURBISHED TO AN UNCOMPROMISING STANDARD THROUGHOUT AND NOW OFFERS WELL BALANCED SPACIOUS ACCOMMODATION. Situated within walking distance of Alderley Edge village centre, the property enjoys stunning views to the rear over open fields towards The Edge and the countryside beyond.

The meticulous and beautifully appointed accommodation briefly comprises:

Entrance porch, entrance hall, lounge with period fireplace, dining room with log burning stove and French doors, large bespoke hand painted breakfast kitchen, utility room and downstairs WC. The first floor offers a spacious landing, master bedroom en suite, second double bedroom and a beautifully appointed family bathroom. The attic space has been converted to a generous sized room and whilst currently used as an office/gym area has the potential to convert to provide a further bedroom and bathroom subject to obtaining the necessary permissions.

The property is approached via a block paved driveway providing parking for two cars. To the rear there is a walled courtyard with raised deck and York stone flagged patio areas providing ideal outdoor entertaining space and beyond this a charming, tranquil and private low maintenance garden abundantly stocked with mature shrubs, trees and plants, affording views across fields towards The Edge and countryside beyond.

VIEWING IS A MUST to fully appreciate this beautiful and sympathetically refurbished period home situated within a sought after location.

Ground Floor

Porch: Tiled floor, ceiling light, original wood panelled front door with opaque glazed panels.

Entrance Hall: 12' 4" x 3' 6" (3.75m x 1.06m) Ceiling cornice, ceiling lights, anthracite period style radiator, stripped wooden floorboards, stairs to first floor, period panelled door off to;

Sitting Room: 14' 5" x 12' 1" (4.40m x 3.69m) Restored original sash bay window to front, period style cast iron open fireplace with decorative tiled insert and hearth with mantle, anthracite period style radiator, ceiling cornice, picture rail, ceiling light, two wall lights, brushed chrome power points, two TV aerial points, stripped wood floor boards.

Dining Room: 13' 1" x 12' 10" (4.00m x 3.91m) Double glazed French doors open on to the rear decked area, original built in cupboard with stripped doors, shelving with double brushed chrome power points and telephone point, chimney breast with inset 'Morso' contemporary log burning stove with tiled hearth and solid beam above, anthracite period style radiator, ceiling light, wall lights, brushed chrome power points, FM and TV aerial point, stripped floor boards.

Breakfast Kitchen: 14' 11" x 9' 5" (4.54m x 2.87m) Fitted with a bespoke range of wall, drawer and base units hand painted in Farrow and Ball 'Lamp Room Grey', with Oak detailing and matt black contrasting granite work surfaces over to upstands, with inset 11/2 bowl flush mounted sink with Perrin & Rowe mixer and jet tap over, space and connection for gas range cooker with extractor over and glass splash back, space for fridge freezer, integrated Neff dishwasher, four ceiling lights and under cupboard lighting, feature solid Maple circular breakfast bar with Oak pedestal, two double glazed sash windows to side, natural copper slate tiling with electric under floor heating, access to under stairs storage cupboard, anthracite period style radiator, door to;

Utility Room: 8'9" x 8'1" (2.67m x 2.46m): Double glazed window to side elevation, stable door with glazed upper panel giving access to rear. Fitted with bespoke range of base units hand painted in Farrow and Ball 'Lamp Room Grey' with contrasting matt black granite work surfaces over, Villeroy & Boch Belfast sink with Perrin & Rowe taps over, space and plumbing for washing machine. To the opposite wall there are matching wall and drawer units with Oak work surfaces over and built-in under counter fridge and freezer, vertical anthracite radiator, natural copper slate tiles, electric under floor heating, ceiling lights, brushed chrome power points.

Cloakroom/Wc: 4' 6" x 3' 2" (1.38m x 0.96m) Circular wood opaque double glazed window to rear, fitted with a contemporary 'Roca' two piece white suite comprising of; low level WC with soft close seat, wall mounted wash hand basin, natural copper slate tiled floor with electric under floor heating, anthracite period style radiator, ceiling light.

First Floor

Landing: 13' 2" x 5' 6" (4.01m x 1.68m) Ceiling light, access to converted loft space, brushed chrome power points, painted floor boards with carpet runner, period panelled doors to;

Bedroom 1: 16' 4" x 12' 1" (4.98m x 3.68m) Restored original sash windows to front elevation, ceiling coving, anthracite period style radiator, period style cast iron fireplace with mantle, ceiling lights, wall lights, brushed chrome power points, obscure half glazed double doors opening to;

En Suite Shower Room: 10' 2" x 6' 2" (3.09m x 1.87m) Fitted with 'Roca' contemporary white suite comprising of; double shower cubicle with glazed sliding door with mains fed rainfall shower and hand held shower attachment, concealed cistern wall mounted WC with soft closed toilet seat, wall mounted glass console unit incorporating the wash hand basin with mixer tap, concealed mirrored wall cupboard, light and shaver point, glass shelf, concealed cupboard below, towel rail, matching tiled walls and floor, down lights, anthracite vertical period style radiator with chrome towel rails, down lights, wall lights, extractor fan.

Bedroom 2: 14' 9" x 8' 11" (4.50m x 2.71m) Restored original sash windows to rear with views over open fields towards 'The Edge', fitted airing cupboard with shelving housing Worcester Bosch combination boiler for domestic hot water and central heating, ceiling light, anthracite period style radiator, brushed chrome power points, telephone point.

Bathroom: 10' 2" x 9' (3.10m x 2.74m) Restored original sash window to rear with views over open fields towards 'The Edge'. Fitted with a contemporary white suite comprising of 'Victoria and Albert' free standing roll top bath with floor mounted mixer tap and shower attachment, 'Roca' concealed cistern wall mounted WC, 'Roca' tap mounted circular wash hand basin with mixer tap on a bespoke Oak vanity unit, double shaver point, painted half panelled walls, tiled floor, ceiling light, down lights, extractor fan, anthracite period style radiator with chrome towel rails.

Second Floor

Converted Attic Space: 16' 1" x 14' 5" (4.90m x 4.40m) The attic space has been converted to a generous sized room and is accessed from the landing via a pull down ladder and currently used as an office/Gym and comprises of a Velux window, double radiator, down lights, brush chrome power points, telephone point. This has the potential to be converted to provide further bedroom and bathroom accommodation subject to obtaining the necessary permissions.

Outside

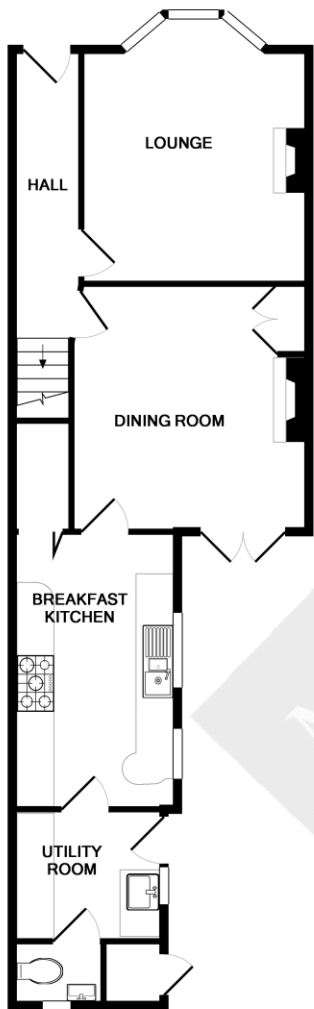
Front Garden: Block paved driveway bordered by hedging providing off road parking for two cars. Outside tap and porch light.

Rear Garden: Accessed from both the Utility Room and by French doors from the Dining Room leading into a walled courtyard with raised wooden deck and York Stone flagged patio areas, providing ideal space for outdoor entertaining. Brick built store with light. Outside tap and power point. Beyond this there is a charming tranquil low maintenance garden abundantly stocked with mature shrubs, trees and plants and affording delightful views across fields towards The Edge and the countryside beyond.

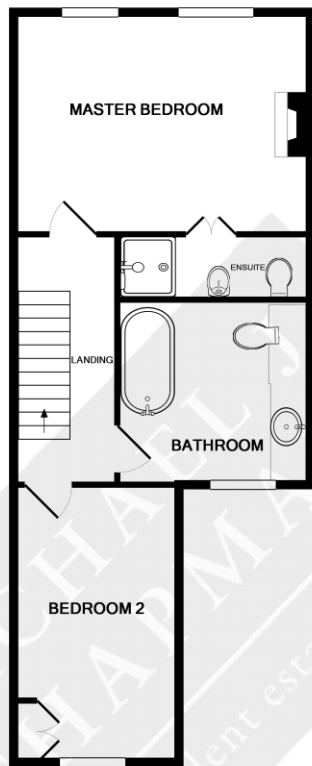
Location: Alderley Edge village centre offers a wide range of high quality independent shops and supermarkets, providing most day to day needs, with the larger superstores of Marks and Spencer's, Tesco, John Lewis and Sainsbury's all within easy reach along the A34. The area also boasts a good range of social and recreational facilities, together with good local schools for children of all ages. Alderley Edge railway station provides direct access to Manchester City and Manchester Airport and nearby Wilmslow provides inter City Links. Ideal for the commuter the motorway network system and Manchester International Airport are close to hand.

Directions: From our Alderley Edge office proceed up London Road in a northerly direction towards Wilmslow, before going over the railway bridge turn right onto Heyes Lane where the property can be found after 0.4 miles on the right hand side identified by our For Sale board.

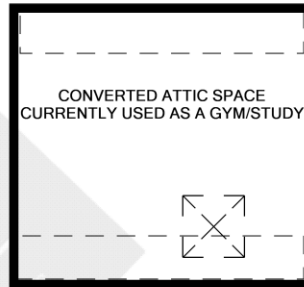




GROUND FLOOR



1ST FLOOR



2ND FLOOR

TOTAL APPROX. FLOOR AREA 1130 SQ.FT. (105.0 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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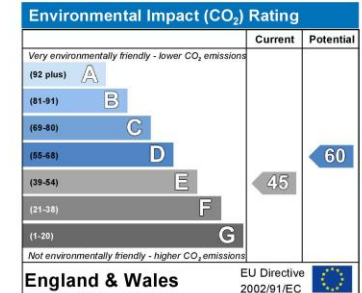
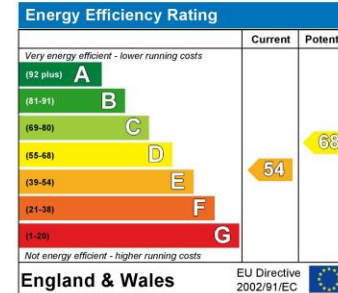
Energy Performance Certificate



80, Heyes Lane
ALDERLEY EDGE
SK9 7LE

Dwelling type: Mid-terrace house
Date of assessment: 11 June 2010
Date of certificate: 11 June 2010
Reference number: 8740-6826-7550-8639-9996
Type of assessment: RdSAP, existing dwelling
Total floor area: 105 m²

This home's performance is rated in terms of energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home

	Current	Potential
Energy use	315 kWh/m ² per year	220 kWh/m ² per year
Carbon dioxide emissions	6.4 tonnes per year	4.5 tonnes per year
Lighting	£108 per year	£54 per year
Heating	£834 per year	£598 per year
Hot water	£108 per year	£108 per year

The figures in the table above have been provided to enable prospective buyers and tenants to compare the fuel costs and carbon emissions of one home with another. To enable this comparison the figures have been calculated using standardised running conditions (heating periods, room temperatures, etc.) that are the same for all homes, consequently they are unlikely to match an occupier's actual fuel bills and carbon emissions in practice. The figures do not include the impacts of the fuels used for cooking or running appliances, such as TV, fridge etc., nor do they reflect the costs associated with service, maintenance or safety inspections. Always check the certificate date because fuel prices can change over time and energy saving recommendations will evolve.

To see how this home can achieve its potential rating please see the recommended measures.



Remember to look for the energy saving recommended logo when buying energy-efficient products. It's a quick and easy way to identify the most energy-efficient products on the market. This EPC and recommendations report may be given to the Energy Saving Trust to provide you with information on improving your dwelling's energy performance.

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