1 Oakfield Road, Alderley Edge, SK9 7LZ

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A spacious and elegant three bedroom, two bath semi detached period property, with off road parking for several cars and within easy walking distance of the village high street and station.

This delightful bright and airy semi detached period property, offers comfortable proportions and great character. Situated in a popular location, within easy proximity of all the local amenities. The accommodation in brief comprises to the ground floor: entrance hall, living room, family/dining room, breakfast kitchen. To the first floor: master bedroom with ensuite shower room, a further double bedroom, large family bathroom. To second floor: a further double bedroom.

Porch: York stone path leads to tiled step front porch, original front door with partial glazed panels, glazed fanlight above door and external pendent light.

Entrance Hall: **3.11m x 1.0m (10' 2" x 3' 3")** Bright hallway with double glazed uPVC window to side, picture and dado rail, laminate wood flooring, radiator, power points, stairs to first floor, doors off to:

Living Room: 3.77m x 4.48m (12' 4" x 14' 8") Large wooden bay window with shutters to front. Cornice and picture rail, period fire surround with slate hearth and log burner. Wood flooring, two radiators, pendent light fitting**.**

Family Room/Dining Room: **4.96m x 4.39m (16' 3" x 14' 5")** Sash wooden window to rear, laminate wood flooring, ceiling cornice, picture and dado rail, log burner stove with tiled hearth, pendent light fitting, radiator, power points. Door off to:

Breakfast Kitchen: 6.15m x 2.7m (20' 2" x 8' 10") Bright and airy room with abundance of natural light from double glazed bay window to side, double glazed uPVC window to side garden and double glazed uPVC French doors to rear garden. Fitted with a range of modern cream wall, base and draw units with square edge worksurface to tiled splashback. Bowl and a half single drainer stainless steel sink unit with mixer tap over. Integrated dishwasher and electric double oven. Five ring gas hob with extractor hood above, tall larder cupboard and cupboard housing Worcester boiler for domestic hot water and central heating. Space for fridge freezer, tiled floor, power points, ceiling spot light fittings. Door off to:

Utility Room: 1.95m x 1.65m (6' 5" x 5' 5") Fitted with a modern range of wall and base units with rolled edge worksurface to tiled splashbacks, single drainer stainless steel sink unit with mixer tap over. Space and plumbing for washing machine, radiator, power points, ceiling spot lights. Door off to:

Cloak Room/WC: 1.65m x 0.9m (5' 5" x 2' 11") Fitted with a modern white suite comprising of low level WC, compact vanity wash hand basin with cupboard under and mono tap. Obscure glazed wooden window to rear, radiator and extractor fan.

Landing: Large double glazed uPVC window to side allows light to flood onto landing. Picture and dado rail, radiator, pendent light fitting, power points. Stairs to second floor. Doors off to:

Master Bedroom: 3.67m x 3.40m (12' 0" x 11' 2") Double bedroom with large wooden widow with fitted shutters to front. Picture rail, wood flooring, radiator, power points. Door off to:

Ensuite: 2.6m x 1.5m (8' 6" x 4' 11") Fitted with modern white suite comprising of recessed tiled shower cubicle with mains fed shower and glazed sliding door. Low level WC, pedestal wash hand basin, recessed shelving, wooden obscure glazed window to front, fully tiled walls and floor, radiator, down lights.

Bedroom Two: 3.35m x 4.0m (11' 0" x 13' 1") Double bedroom with wooden sash window with fitted shutters to rear. Wood flooring, picture rail, radiator, pendent light fittings, power points.

Bathroom: 2.6m x 2.67m (8' 6" x 8' 9") Generous, modern family bathroom, a white suite comprising of corner tiled glazed shower cubicle with rainfall shower head, panelled bath with mixer tap and shower head and combination vanity unit cabinet with concealed cistern WC . Contemporary vertical wall radiator, obscure double glazed uPVC window to rear. Tiled walls and vinyl flooring.

Second Floor

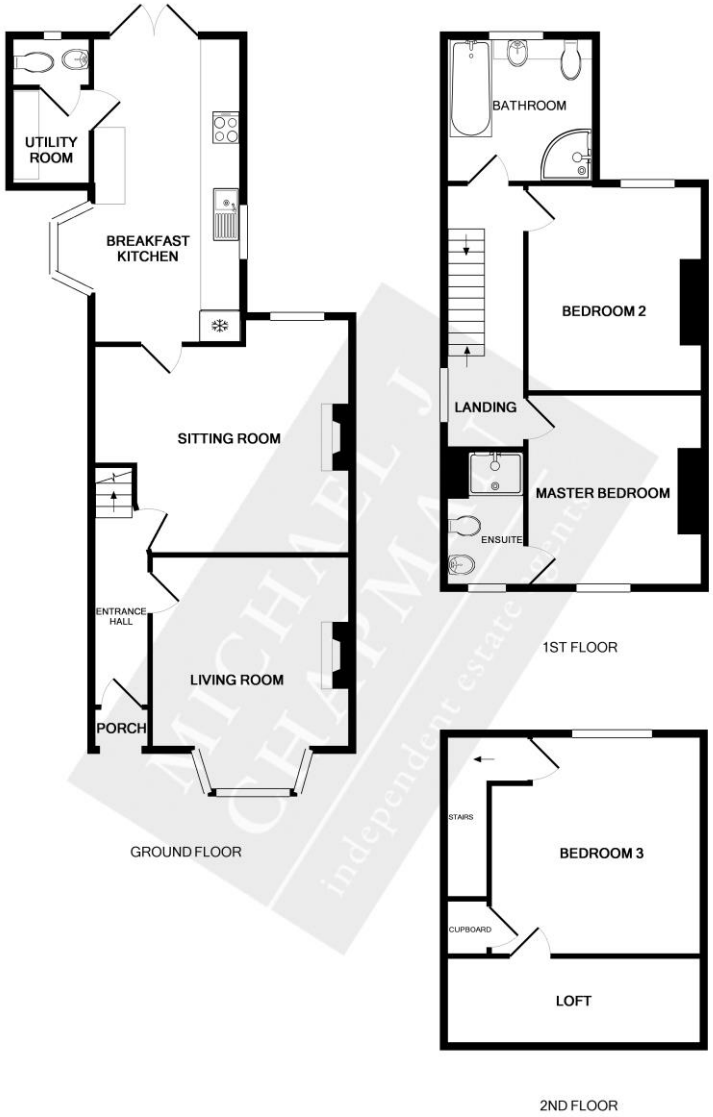
Bedroom Three: 3.66m x 4.08m (12' 0" x 13' 5") Large double bedroom with double glazed uPVC window to rear. Wood flooring, picture rail, integrated cupboard, under eaves storage, radiator, power points.

Outside

Garden: To the front of the property it is a screened by hedging. The front garden and side drive are gravelled providing off road parking for several cars. A side gate leads to the rear garden which is mainly laid to lawn with well stocked borders. A patio area is accessed from the kitchen and offers a space for alfresco entertainment and garden enjoyment. A garden shed, external light and tap may also be found.

Location: As previously mentioned the property is conveniently located within walking distance of Alderley Edge village centre which offers a wide range of high quality shops suitable for most day to day requirements. 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 Alderley Edge office proceed up London Road A34 in a northerly direction towards Wilmslow. Before going over the railway bridge turn right onto Heyes Lane. Follow the road taking the first left after Grantham's Grocers, the property is the first house on the left side.



TOTAL APPROX. FLOOR AREA 1206 SQ.FT. (112.0 SQ.M.)

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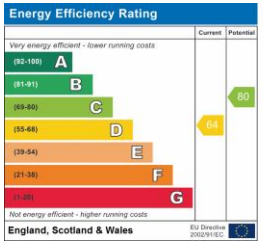

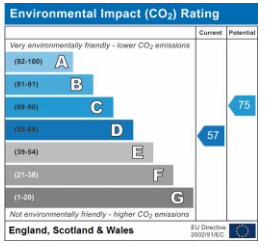

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