

6 Oakbank, Brook Lane, Alderley Edge



Andrew J Nowell
& Company

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A SPACIOUS TOWNHOUSE IN THIS EXCLUSIVE CONVENIENT DEVELOPMENT WITH HIGH QUALITY FITTINGS THROUGHOUT AND OPEN VIEWS TO THE REAR

Oakbank is a highly desirable and sought after development within a short walk of Alderley Edge village with rural outlook. The village offers a good range of shopping, including Waitrose supermarket, stylish boutiques and fine restaurants. The area is renowned for its excellent schooling and The Edge is a well known beauty spot of historical importance with excellent walks. The motorway network system is within easy access as is Manchester International Airport, local and commuter rail links to Manchester and London.

The property is set in this exclusive and sought after development originally constructed by Millennium Estates. There are a select number of townhouses and luxurious apartments in a secure gated complex with open views to the rear. The properties are constructed to the highest of standards with rendered elevations with stone detailing. The spacious well balanced, versatile accommodation has the highest quality of fittings throughout. Features of particular note include the living kitchen with Miele units and integrated appliances, Jacuzzi cloakroom and bathroom fittings with stone tiling. There is under floor gas wet central heating system and smart audio and visual wiring with speakers in principle rooms. To fully appreciate the appeal a personal

inspection is highly recommended.

DIRECTIONS

From our Alderley Edge office proceed out of the village on the main London Road (A34) towards Wilmslow. After passing over the railway bridge take the second turning left into Brook Lane. Continue along Brook Lane and Oakbank will be found a short distance on the right hand side. Proceed through the electrically operated gates and 6 Oakbank will be found almost immediately ahead.

Attractive stone arch covered porch with stone flagged path leading to natural oak panelled front door.

ENTRANCE HALL

With tiled floor, turning flight staircase to the first floor. Door to garage. Under stairs storage cupboard. Low voltage downlighting.

CLOAKROOM

With quality fittings, low level wc, pedestal wash hand basin with chrome mixer tap, tiled floors, chrome central heating towel rail, downlighting.

DINING ROOM/OFFICE 9'9 x 9'3 (2.97m x 2.82m)

With attractive curved bay window, polished oak flooring, downlighting, ceiling speakers.

LIVING DINING AREA 19'10 x 13' (6.05m x 3.96m)

With tiled flooring, low voltage downlighting, ceiling speaker, double French doors to rear garden, natural wood and painted shelving and matching fitted cupboard.

KITCHEN 12'10 x 12'5 (3.91m x 3.78m)

With Miele quality base and wall units, deep granite worksurfaces, stainless steel one and a half bowl sink unit with chrome mixer tap, integrated Miele appliances including 2 Miele fan ovens, microwave and steam oven, fridge and freezer, coffee making machine, dishwasher, chrome contemporary style extractor hood above, 5 ring burner gas hob, tiled floor, low voltage downlighting. Wall mounted gas central heating boiler concealed in kitchen unit.

UTILITY

With slate tiled flooring, plumbing for washing machine, dryer and built in tall cupboard.

FIRST FLOOR

Which is approached from the main hall via a turning flight staircase. Landing with entry phone system, built in airing cupboard with pressurised lagged cylinder with immersion and storage facilities.

LOUNGE/SITTING ROOM 25'4 x 16'8 to the max (7.72m x 5.08m to the max)

With double French doors to decked balcony with wrought iron railing with natural wood balustrade, with delightful views across the surrounding countryside. Contemporary style living flame fire with two built in contemporary style cupboards to the side. Full width range of display shelving with sliding door and fitted drawers, downlighting, ceiling speakers.

MASTER BEDROOM ONE 15' x 13'8 to the max inc semi circular bay (4.57m x 4.17m to the max inc semi circular bay)
Ceiling speakers, downlighting.

DRESSING ROOM 7' x 5'3 (2.13m x 1.60m)

With extensive range of contemporary style wardrobes with hanging fittings and shelves.

BATHROOM EN-SUITE

With Jacuzzi fittings, tiled spa bath with integrated shower, vanity bowl wash hand basin, chrome mixer tap and natural wood stand, low level wc with integrated cistern, fully tiled shower cubicle with chrome fittings and glass shower door, limestone tiled floor and walls, downlighting.

SECOND FLOOR

Which is approached from the hallway via a turning flight staircase. Landing with access to loft via a retractable ladder providing excellent storage facilities, built in storage cupboard.

BEDROOM TWO/GUEST BEDROOM (FRONT) 19'8 x 12'6 (5.99m x 3.81m)

With downlighting.

EN-SUITE SHOWER ROOM

With limestone tiled floor and walls. Fully tiled Jacuzzi shower cubicle with chrome shower fittings and curved glass screen, vanity bowl wash hand basin with chrome mixer tap and natural wood stand. Low level wc with integrated cistern. Downlighting. Chrome central heating towel rail.

BEDROOM THREE 13' x 12'7 (3.96m x 3.84m)

With downlighting. Views.

BEDROOM FOUR 12' x 11'2 (3.66m x 3.40m)

Currently used as a second floor sitting room. Downlighting. Views.

FAMILY BATHROOM 8'9 x 7'9 (2.67m x 2.36m)

With limestone tiled floor and walls, Jacuzzi fittings, tiled bath with integrated chrome shower. Low level wc, wall mounted wash basin with chrome mixer tap. Low voltage downlighting, chrome central heating towel rail.

INTEGRAL GARAGE 19'6 x 9'3 (5.94m x 2.82m)

With electrically operated up and over door, light and power, built in tall cupboards.

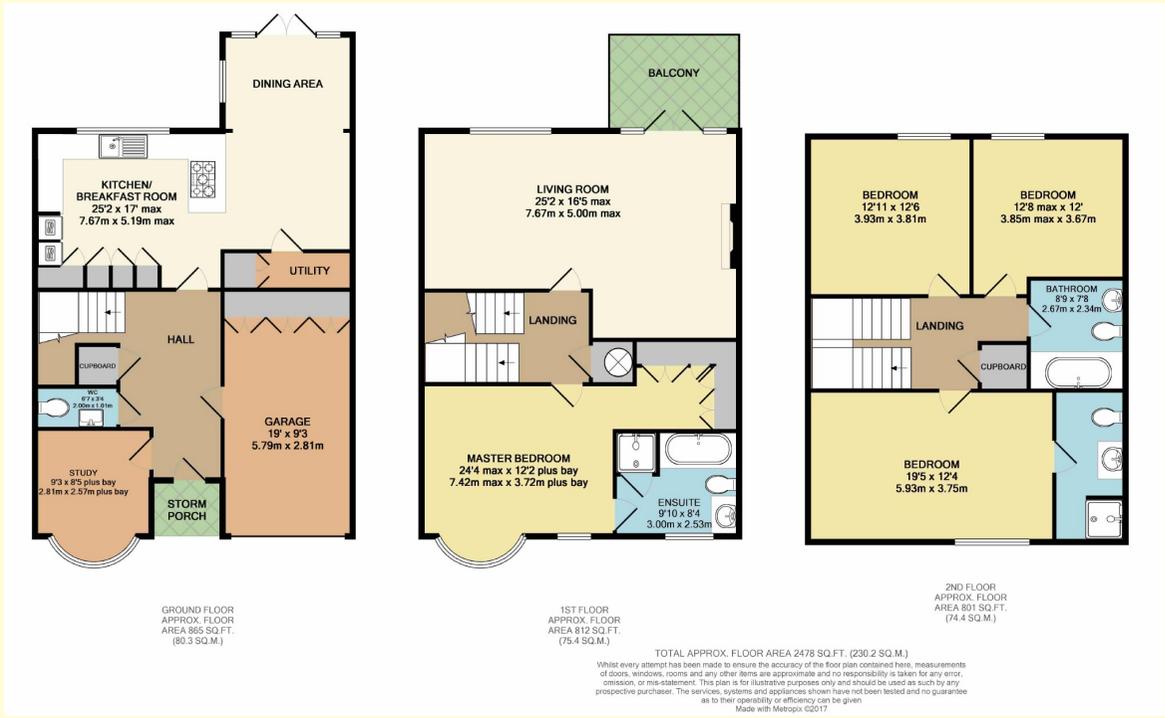
OUTSIDE

The development is approached through wrought iron electrically operated gates with stone pillars with a tarmacadam sweeping driveway leading to the property with a brick

set parking area to the front and integral garage. Secluded rear garden laid out to York stone with hedging, and shrubs bordered by fencing and brick walling with open views beyond.

All electrical appliances, the heating system and wiring have not been tested therefore we cannot verify whether they are in working order.

VACANT POSSESSION UPON
COMPLETION



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC	77	84

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100) A			
(81-91) B			
(63-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC	74	79



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