

18 Chorley Hall Lane, Alderley Edge
£398,000



Andrew J Nowell
& Company

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18 Chorley Hall Lane, Alderley Edge

A CHARMING PERIOD SEMI-DETACHED PROPERTY TASTEFULLY REFURBISHED WITH HIGH QUALITY FITTINGS IN THE HEART OF THE VILLAGE.

A charming period semi-detached tastefully refurbished with high quality fittings in the heart of the village.

Stone arched covered porch, entrance hall, lounge, sitting room/dining room, kitchen, 2 bedrooms, bathroom and wet room.

Attractive side garden, gravelled driveway providing off-road parking and a charming secluded walled rear garden laid out to decking.

Chorley Hall Lane is a highly desirable and sought-after location in the heart of the village centre. The village offers a good range of shopping including the 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 has been tastefully and sympathetically remodelled and refurbished with a tasteful blend of high quality contemporary fittings and retaining many of the original features. On the ground floor there are two good-sized reception rooms with natural oak polished flooring, kitchen with high-quality contemporary gloss fittings, natural beech work surfaces, integrated appliances and new Aga. To the first floor there are two good sized bedrooms, bathroom and wet room with quality contemporary fittings and bespoke tiling. The property benefits from a comprehensive gas heating system and period features include sash windows, period

fireplaces, panelled doors and cornicing.

DIRECTIONS

From our Alderley Edge office proceed out of the village on the main London Road (A34) in a southerly direction. Towards the end of the village turn right into Chorley Hall Lane and number 18 will be found on the right hand side.

In further detail the accommodation comprises:

STONE ARCHED COVERED PORCH

With tiled floor. Panelled and leaded stained glass door leading to

ENTRANCE HALL

With natural oak flooring, central heating radiator, turning flight staircase to the first floor, under stairs storage cupboard.

FRONT LOUNGE 15'8 x 11'9 (4.78m x 3.58m)

With natural polished oak flooring, period marble fireplace with cast iron inset and slate hearth, cornicing, sash windows, central heating radiator.

SITTING ROOM/DINING ROOM 13'8 x 12'5 (4.17m x 3.78m)

With natural oak polished flooring, central heating radiator, sash windows.

KITCHEN 14'1 x 7.5' (4.29m x 2.29m)

With quality high gloss, contemporary-style base and wall units, natural beech work surfaces, stainless steel one and a half bowl

single drainer sink unit with mixer tap, new double oven Aga, part-tiled walls, integrated appliances including fridge, freezer, dishwasher and washing machine. Wall-mounted Worcester gas central heating boiler concealed in kitchen unit. Slate tiled floor, down lighting, stable door to outside.

FIRST FLOOR

Which is approached from the hallway via a turning flight staircase.

LANDING

With central heating radiator and access to loft.

BEDROOM ONE 15'4 x 15'8 (4.67m x 4.78m)

Period cast iron fireplace, sash windows, central heating radiator.

BEDROOM TWO 11'2 x 10'9 (3.40m x 3.28m)

With good range of contemporary-style full height wardrobes, central heating radiator, sash windows.

BATHROOM

Recently refitted bathroom with high quality contemporary fittings with panelled bath with tiled surround and freestanding Philippe Starck chrome mixer tap with shower fittings, low level wc with integrated cistern, porcelain wash hand basin with Philippe Starck chrome fittings, tiled recess with chrome central heating towel rail, ceramic tiled flooring, downlighting, sash window.

WET ROOM

With fully tiled shower area with glass shower screen with Philippe Starck chrome shower fitting and hand held shower, low level wc with integrated cistern, porcelain wash hand basin with Philippe Starck chrome mixer tap, ceramic tiled flooring, chrome shaver socket, fitted mirror, downlighting.

OUTSIDE

Attractive side garden, walled with stone coping with a gravelled driveway providing off-road parking, tree and shrubs. Charming secluded walled rear garden laid out to decking.

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

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