

## 5 Downesway, Alderley Edge



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& Company

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## 5 Downesway, Alderley Edge

AN APPEALING EXTENDED AND REMODELLED DETACHED FAMILY HOUSE CONVENIENT FOR THE VILLAGE CENTRE WITH GOOD SIZED SECLUDED MATURE REAR GARDEN.

Downesway is a highly desirable and sought-after quiet location within a short walk of Alderley Edge 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 current owner has tastefully and carefully extended and remodelled the property offering well-balanced, spacious family accommodation. Features of particular note include the large dining kitchen with modern units and integrated appliances. There is a family room off with bi-folding doors leading to the rear garden. In addition, there is a formal lounge, study and cloakroom with wc. To the first floor there are four good sized bedrooms, two with bathroom en-suite and family bathroom. The property benefits from a comprehensive gas heating system and UPVC double glazing.

### DIRECTIONS

From our Alderley Edge office proceed out of the village on the main London Road (A34) in

a southerly direction. At the end of the village turn right just before The de Trafford Arms Hotel into Chorley Hall Lane. Continue along Chorley Hall Lane over the railway bridge, taking the first turning left into Blackshaw Lane. Take the next left into Downesway and the property will be found on the left hand side.

In further detail the accommodation comprises

### COVERED PORCH

With panelled and glazed front door leading to

### ENTRANCE HALL

With central heating radiator, staircase leading to the first floor, understairs storage cupboard.

### CLOAKROOM

With low level wc, vanity wash hand basin with chrome mixer tap and tiled splashback, central heating radiator.

### LOUNGE 23' x 13'3 (7.01m x 4.04m)

With traditional-style fireplace with marble inset and hearth and living gas fire, two central heating radiators, downlighting, bi-folding doors to raised decking.

### STUDY 8'10 x 8'3 (2.69m x 2.51m)

With central heating radiator.

### DINING KITCHEN 24'7 x 10' (7.49m x 3.05m)

### KITCHEN AREA

With attractive base and wall units, natural beech work surfaces, deep ceramic Belfast sink with chrome mixer tap, recess with Rangemaster range oven with tiled surround, integrated appliances including dishwasher and brushed steel AEG microwave. Ceramic tiled flooring, downlighting,

### DINING AREA

With a continuation of the ceramic tiled flooring and matching base and wall units, central heating radiator, downlighting. Open to

### UTILITY ROOM 16'6 x 6' (5.03m x 1.83m)

With base and wall units, work surfaces, stainless steel single drainer sink unit, plumbing for washing machine, space for dryer, central heating radiator, door to garage.

### FAMILY ROOM 21'2 x 11' (6.45m x 3.35m)

With sliding patio doors to rear flagged patio, two central heating radiators, further French door to outside.

### FIRST FLOOR

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

### LANDING

With access to loft, central heating radiator.

**BEDROOM ONE 12'10 x 10'9 (3.91m x 3.28m)**

With central heating radiator. Open to

**DRESSING AREA 10'7 x 6'4 (3.23m x 1.93m)**

With full width range of contemporary-style sliding wardrobes with partly mirrored doors.

**EN-SUITE**

With freestanding bath with ball and claw feet, pedestal wash hand basin, low level wc with natural wood seat, fully tiled wet area with glass screen and chrome shower and further hand held chrome shower, shaver socket, part-tiled walls, chrome central heating towel rail with integrated radiator.

**BEDROOM TWO 13'7 x 10'9 (4.14m x 3.28m)**

With central heating radiator, good range of built-in wardrobes.

**BEDROOM THREE 13'6 x 10' (4.11m x 3.05m)**

With central heating radiator, built-in wardrobe.

**BEDROOM FOUR/GUEST BEDROOM 14'6 x 9'7 (4.42m x 2.92m)**

With good range of built-in wardrobes, central heating radiator.

**WET ROOM EN-SUITE**

With fully tiled wet area with glass screen and chrome shower and further hand-held chrome shower, vanity wash hand basin with drawers below, low level wc, central heating towel rail,

limestone tiled floor and walls, shaver socket, downlighting.

**FAMILY BATHROOM**

With modern contemporary-style fittings with tiled panelled bath with chrome mixer tap, vanity wash hand basin with freestanding chrome mixer tap and cupboards below, low level wc, fully tiled shower cubicle with chrome fittings and curved glass doors, chrome central heating towel rail, tiled walls, downlighting.

**OUTSIDE**

Tarmacadam driveway providing good parking facilities and leading to

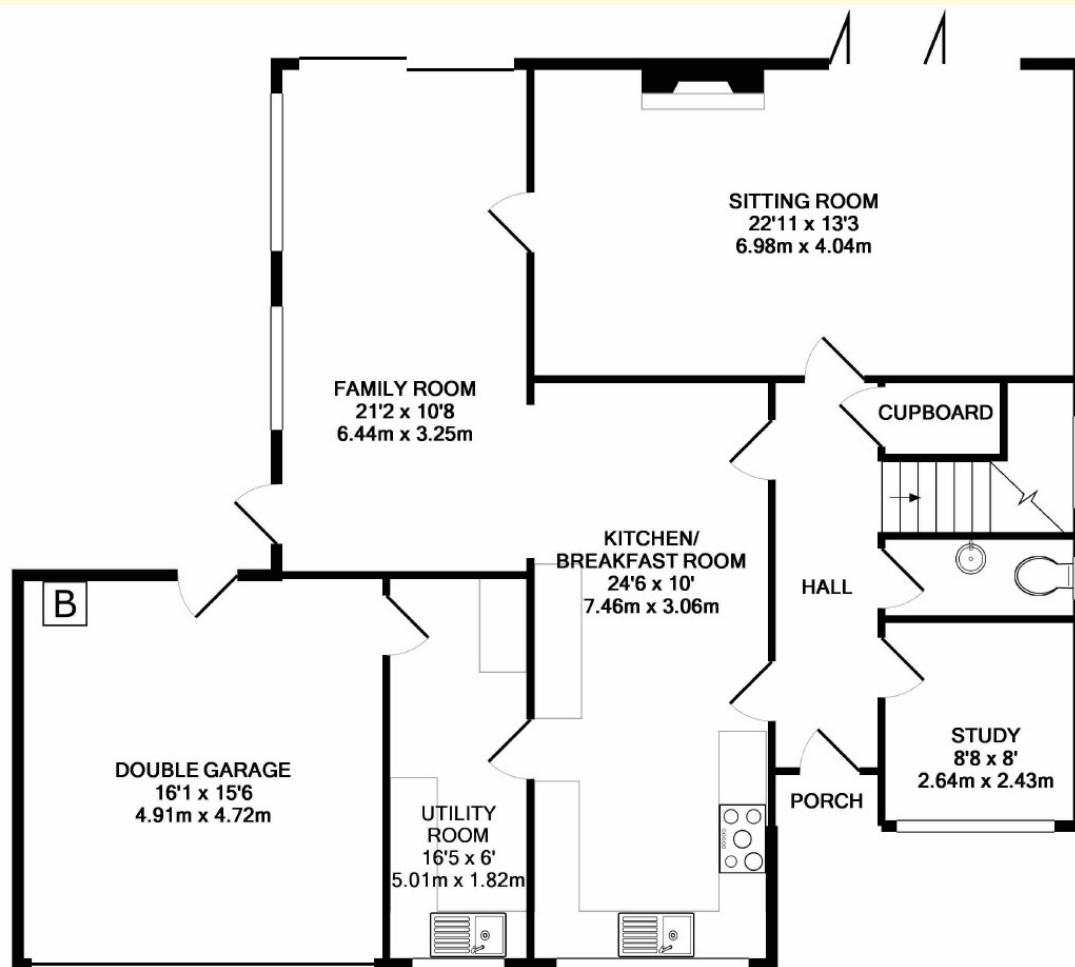
**INTEGRAL DOUBLE GARAGE 15'7 wide x 16'3 deep (4.75m wide x 4.95m deep)**

With electrically operated up-and-over door, rear personal door. Worcester gas fired central heating boiler, light and power.

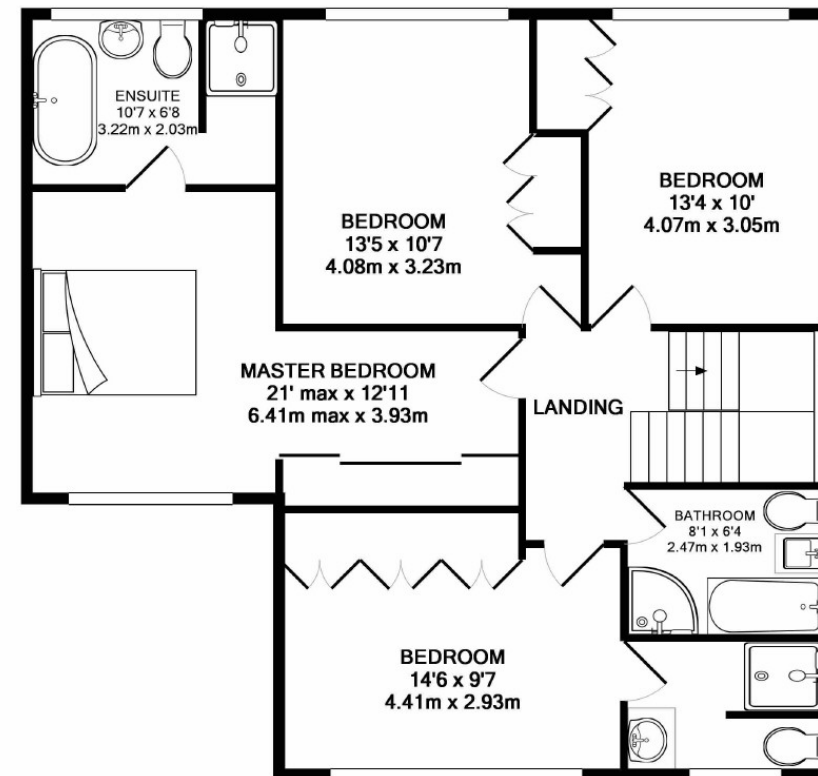
The front garden is laid out to lawn with trees and shrubs. The main extent of the grounds are to the rear and are secluded with lawns, flagged patio, trees and shrubs bordered by fencing.

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



GROUND FLOOR  
APPROX. FLOOR  
AREA 1367 SQ.FT.  
(127.0 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 945 SQ.FT.  
(87.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 2312 SQ.FT. (214.8 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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