



6 OAK BANK
BROOK LANE, ALDERLEY EDGE

CHRISTOPHER M. A. WOOD

JACKSON-STOPS 

**6 OAK BANK
BROOK LANE, ALDERLEY EDGE**

AN EXCEPTIONALLY WELL PRESENTED FOUR
BEDROOM TOWN HOUSE OFFERED FOR SALE
FULLY FURNISHED



MILEAGES

WILMSLOW 2 MILES
M56 (J6) 5 ½ MILES
MANCHESTER INTERNATIONAL
AIRPORT 6 ½ MILES
KNUTSFORD 7 MILES
M6 (J19) 9 MILES
MANCHESTER 13 ½ MILES
(DISTANCES APPROXIMATE)

ACCOMMODATION IN BRIEF

- Entrance hall
- Cloakroom and separate WC
- Two reception rooms, one with balcony
- Kitchen open-plan to living/dining room
- Four bedrooms (two en suite), (master with dressing room)
- Family bathroom
- Single garage
- Single parking space
- Visitors parking
- Beautifully landscaped gardens





DESCRIPTION

6 Oak Bank was built in 2005 to an exceptional standard, with family-sized accommodation laid out over three floors.

An entrance hall leads to the cloakroom, WC, single integral garage and sitting room. The kitchen is open-plan to the living/dining room and forms the entire rear elevation, with French doors to the rear garden. The first floor has a drawing room to the rear, with a living flame gas fire set into a modern surround and French doors opening out onto a balcony, which enjoys wonderful rural views. The large master bedroom with dressing room and en suite bathroom also lies on this floor.

The second floor has three double bedrooms, one having an en suite shower room, the remaining two being served by a family bathroom.

HIGH SPECIFICATION

- White high gloss units with black granite worksurfaces, upstands and breakfast bar.
- Miele coffee machine, two fan ovens, steamer, microwave, fridge and freezer, dishwasher, five ring gas hob with extractor hood over.
- Tiled flooring to the ground floor, apart from an oak floor to the study.
- Oak internal doors.
- Bespoke bath and shower rooms with tiling to the floors and walls, Jacuzzi baths.
- Lutron lighting.
- Drawing room with living flame gas fire and large balcony with stunning views.
- Surround sound to the principal rooms.
- Single garage, single private parking space and visitors parking.
- Gated community.
- Both private and communal gardens.







GARDENS & GROUNDS

The front of the house has manicured communal gardens, with its own formal flower border. In front of the garage is a block-sett parking space. To the rear is a pretty private garden, encompassed by timber fencing to the sides and a small private hedge to the rear. The rear garden has been partly paved in order that it may be enjoyed all year round and is surrounded by mature flower borders.

LOCATION

Number 6 Oak Bank is within walking distance of Alderley Edge village, with the centres of Wilmslow, Knutsford and Prestbury nearby, with all amenities for your day to day needs. The surrounding area has excellent schooling facilities for all ages, including Alderley Edge School for Girls (which is within walking distance), The Ryleys School, Pownall Hall School, Wilmslow Preparatory School and Terra Nova. The M6/M56 motorway network provides road links across the country, whilst Alderley Edge train station has a direct train to London. Manchester Airport is nearby for international travel.

6 OAK BANK BROOK LANE, ALDERLEY EDGE

TOTAL APPROX. NET INTERNAL FLOOR AREA
2549 SQ FT - 236.84 SQ M
(INCLUDING GARAGE)

DIRECTIONS (POSTCODE: SK9 7QG)

From central Alderley Edge proceed towards Wilmslow on the B5359 Wilmslow Road, turning left into Brook Lane just after Alderley Edge School for Girls. Proceed for about 300 yards and the impressive gated entrance to the small gated development will be seen on your right hand side.

PROPERTY INFORMATION

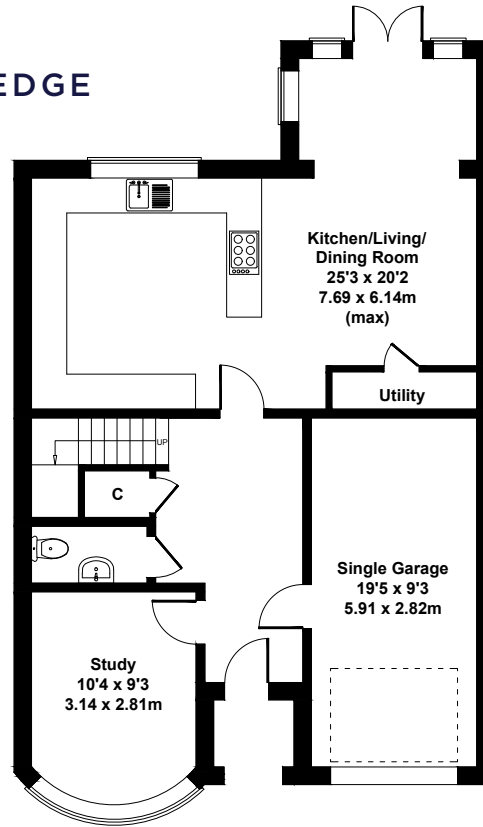
EPC Rating: C

Services: Mains water, electricity, gas, drainage, underfloor gas fired central heating, broadband, alarm system, external lighting.

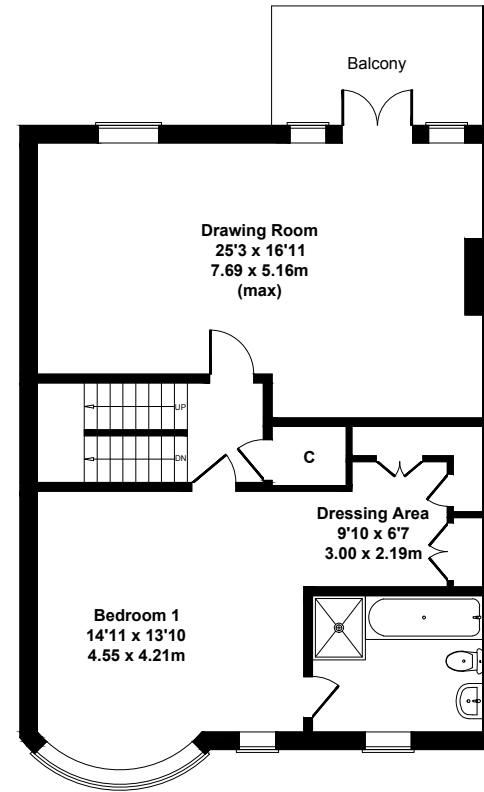
Local Authority & Council Tax: Cheshire East Council. Telephone: 0300 123 5500. Tax band H. £3,588.88 payable for 2019/20.

AGENTS NOTES

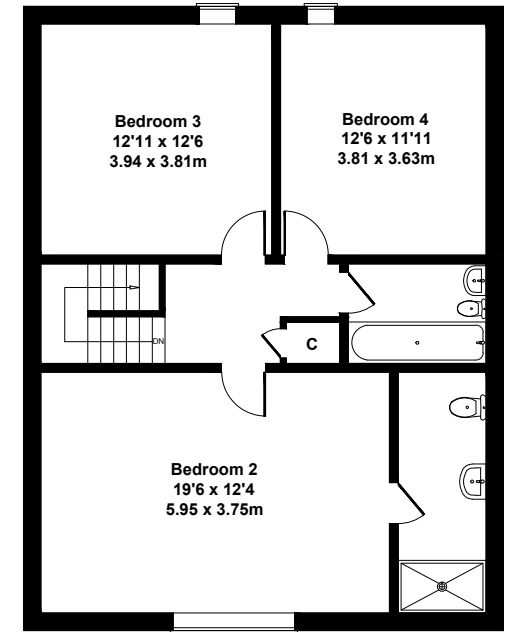
- The property is leasehold with a term of 150 years from 1 July 2005.
- Annual ground rent of about £250.
- Annual service charge of about £3,060.
- The property is being sold fully furnished, with the exception of the L-shaped sofa located in the drawing room.



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

Sketch plan for illustrative purposes only. All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Important notice 1. These particulars have been prepared in good faith as a general guide, they are not exhaustive and include information provided to us by other parties including the seller, not all of which will have been verified by us. 2. We have not carried out a detailed or structural survey; we have not tested any services, appliances or fittings. Measurements, floor plans, orientation and distances are given as approximate only and should not be relied on. 3. The photographs are not necessarily comprehensive or current, aspects may have changed since the photographs were taken. No assumption should be made that any contents are included in the sale. 4. We have not checked that the property has all necessary planning, building regulation approval, statutory or regulatory permissions or consents. Any reference to any alterations or use of any part of the property does not mean that necessary planning, building regulations, or other consent has been obtained. 5. Prospective purchasers should satisfy themselves by inspection, searches, enquiries, surveys, and professional advice about all relevant aspects of the property. 6. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact; we have no authority to make or give any representation or warranties in relation to the property. If these are required, you should include their terms in any contract between you and the seller.

ALDERLEY EDGE

01625 540340
alderley@jackson-stops.co.uk
jackson-stops.co.uk

CHRISTOPHER M. A. WOOD LTD

01477 571033
info@christophermawood.co.uk
christophermawood.co.uk

OnTheMarket.com

rightmove



JACKSON-STOPS



PROPERTY EXPERTS SINCE 1910