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POYNTON

CHESHIRE

AN EDWARDIAN SEMI-DETACHED HOUSE SET WITHIN PLEASANT LARGE GARDENS WITH THE BENEFIT OF HAVING AN EXTRA SIDE PLOT WITH DEVELOPMENT POTENTIAL



125 COPPICE ROAD, POYNTON, SK12 1SN.

This house is of a design and style typical of the early twentieth century and is built with brick main elevation walls under slate rooves. Up-dating and up-grading works have been undertaken, PVCu double glazed windows have been installed and there is a gas fired central heating system. The loft roof area has been converted to provide a Play Room/Study with stair access from the first floor Landing.

It stands in large gardens formally laid out with lawns, beds and borders with stone crazy paving to the front part. To the side there is a long concrete drive way affording parking for a number of vehicles. In addition at the side of this there is an extra plot which now has a dilapidated garage on it. It affords potential for further development including incorporation with the site of the vacant former Co-op shop building at the side.

The property lies on the easterly side of Poynton adjacent to picturesque open countryside yet is well placed for easy access to the central village area and nearby well regarded schools.

Please take note of these points

No tests of any appliances or fittings held with the property offered for sale have been made. Purchasers should satisfy themselves as to the suitability or workability of these.

The property is offered subject to not being sold, let or withdrawn on receipt of reply and although the above particulars are believed to be accurate, they are not guaranteed and do not form a contract. Neither Michael Hart & Co. nor the vendor or lessor accept any responsibility in respect of these particulars, which are not intended to be statements or representations of fact, and any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.

In detail the accommodation comprises:

GROUND FLOOR:

ENCLOSED ENTRANCE PORCH

LOUNGE 13'0" (3.96m) x 11'3" (3.43m) Victorian style fireplace. Cornicing and dado rail. Wall light point. Central heating radiator.

DINING ROOM 13'0" (3.96m) x 11'10" (3.61m) Fitted gas fire. Cupboard under stairs with wall mounted gas fired central heating/hot water boiler. Central heating radiator.

KITCHEN 8'5" (2.56m) x 7'4" (2.24m) Stainless steel sink with cupboards and drawer, wall cupboards. Gas cooker point. Extractor fan. Ceramic tiled floor.

BATHROOM with panelled corner bath, pedestal washbasin and W.C. – low level suite. Tiled walls. Extractor fan.

ATTACHED UTILITY ROOM with plumbing for washing machine. Ceramic tiled floor.

FIRST FLOOR:

LANDING

BEDROOM NO.1 13'0" (3.96m) x 11'3" (3.42m) Built-in store cupboard. Central heating radiator.

BEDROOM NO.2 10'2" (3.11m) x 9'3" (2.83m) Central heating radiator. Door to:

EN-SUITE LAVATORY with W.C. – low level suite and vanity washbasin. Extractor fan.

SECOND FLOOR:

PLAY ROOM/STUDY 12'4" (3.76m) x 12'2" (3.72m) into the eaves. Central heating radiator.

SERVICES: All mains services are laid on and connected.

TENURE: Freehold and free from Chief Rent.

COUNCIL TAX BANDING: 'C'

VACANT POSSESSION UPON COMPLETION

PRICE: **offers over £230,000**

VIEWING: By appointment with the AGENTS Michael Hart & Company.

DIRECTIONS: From Fountain Place, Poynton travel up Park Lane and after about three quarters of a mile at Hockley bear right into Coppice Road. Travel up this road for approximately a quarter of a mile and the property will be found on the left hand side.

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