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POYNTON

CHESHIRE

AN IMPRESSIVE GEORGIAN STYLE DETACHED HOUSE RECENTLY
RE-APPOINTED TO A HIGH STANDARD TO OFFER EXCELLENT
ACCOMMODATION ATTRIBUTES



13 CLIFFORD ROAD, POYNTON, SK12 1HY.

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The property is offered subject to not being sold, let or withdrawn on receipt of reply and although the above particulars are believed to be accurate, they are not guaranteed and do not form a contract.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.

13 CLIFFORD ROAD, POYNTON, SK12 1HY.

This good sized, Georgian style detached house has recently been extensively re-appointed to a high standard to offer excellent accommodation attributes. Full gas fired central heating is installed and air conditioning. There are PVCu double glazed windows and doors.

It has a long frontage to Clifford Road and two electrically operated wrought iron gates give access to it. There is a large pavier block, circular patterned driveway and parking area to the front. There are lawns, beds and borders stocked with a variety of ornamental shrubs, trees and plants. There is a patio in the rear garden area.

It occupies a very pleasant position on one of the most highly regarded roads in Poynton well thought of for its established residential nature yet with convenience, the village centre and associated amenities being only a few minutes walk away.

The accommodation is of an interesting individual layout and comprises:

GROUND FLOOR:

ENTRANCE HALL	Corner cloaks cupboard. Wall light point. Parquet style floor. Central heating radiator.
CLOAKROOM	Pedestal washbasin and W.C. – low level suite. Wainscoting. Heated towel rail. Downlighting. Parquet style floor.
LOUNGE	21'8" (6.61m) x 13'0" (3.96m) into bay. Classic style electric fireplace surround with inset marble style central area. Three picture lights and two wall lights. Two central heating radiators.
DINING ROOM	22'9" (6.93m) x 11'4" (3.46m) into bay. Two central heating radiators. Door to:
CONSERVATORY	19'0" (5.80m) x 7'11" (3.63m) reducing to 8'9" (2.67m) Cupboard enclosing 'Potterton Kingfisher' gas fired central heating/hot water boiler.
KITCHEN/BREAKFAST ROOM	21'7" (6.58m) x 9'1" (2.77m) plus semi-circular bay. Extensively appointed with light oak units incorporating cupboards and drawers with work surfaces, 'Rangemaster' six hob gas cooker with two ovens and grill, sink, refrigerator and freezer, wine cooler, washing machine, dishwasher, microwave oven, display cupboards, built-in store with louvre door. Ceramic tiled floor. Fan assisted central heating unit.

FIRST FLOOR:

GALLERIED LANDING

SERVICES:

All mains services are laid on and connected and there is a telephonic connection.

BEDROOM NO.1

19'10" (6.05m) x 13'0" (3.97m) reducing to 5'9" (1.76m) in the dressing area. Extensive range of fitted wardrobes. Dressing table, drawers and triple mirror. Two central heating radiators.

BATHROOM

Panelled bath, pedestal washbasin and W.C. – low level suite. Parquet style floor. Fitted towel rail.

BEDROOM NO.2	12'4" (3.76m) x 9'8" (2.95m) Fitted wardrobes. Central heating radiator.
BEDROOM NO.3	11'3" (3.43m) x 8'1" (2.46m) Central heating radiator.
BEDROOM NO.4	11'1" (3.39m) x 7'5" (2.26m) Central heating radiator.
SHOWER ROOM	with fully tiled shower, pedestal washbasin. Airing cupboard with hot water cylinder and immersion heater.
SEPARATE W.C.	Low level suite.
<u>OUTSIDE:</u>	Two attached GARAGES No.1 20'6" (6.25m) x 8'11" (2.73m) Electric light and power points. No.2 20'6" (6.25m) x 7'11" (2.42m)
<u>COUNCIL TAX BANDING:</u>	'G'
<u>TENURE:</u>	Freehold and free from Chief Rent. VACANT POSSESSION ON COMPLETION NO ONWARD CHAIN
<u>PRICE:</u>	£429,500
<u>VIEWING:</u>	By appointment with the AGENTS Michael Hart & Company.
<u>DIRECTIONS:</u>	From Fountain Place, Poynton travel along Chester Road for about a third of a mile, then turn left into Clifford Road and the property will be found on the left hand side just after the turning into Gloucester Road.

Visit our website at www.michael-hart.co.uk

PS AGAHBA

SURVEYS AND VALUATIONS

Should you require a Valuation, RICS Homebuyers Survey and Valuation, or a full Building Survey for a property that you are buying, please contact either Michael Hart (01625 876331) or Andrew Hart (01625 575578). We will be pleased to provide a quotation and offer advice on the different levels of valuation/survey available. (Please note that we are unable to provide this service for properties being offered for sale through our agency).

