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POYNTON

CHESHIRE

ADJOINING FARMLAND WITH EXTENSIVE VIEWS, AN EIGHTEENTH CENTURY COTTAGE WHICH HAS JUST BEEN EXTENDED AND COMPREHENSIVELY APPOINTED TO A HIGH STANDARD CREATING A DELIGHTFUL PROPERTY OF CHARACTER



190 WOODFORD ROAD, POYNTON , CHESHIRE, SK12 1EH

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The property is offered subject to not being sold, let or withdrawn on receipt of reply and although the above particulars are believed to be accurate, they are not guaranteed and do not form a contract.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

190 WOODFORD ROAD, POYNTON, CHESHIRE SK12 1EH.

This cottage, probably originally of eighteenth century origins, has just been extended with flair and architectural awareness to create a delightful property having distinctive individual character. All high quality new fittings are installed creating a design ambience and presentation to meet discerning expectations. The windows are hardwood double glazed ones. A gas fired, mains pressure central heating/hot water system is installed.

Constructed with rendered brick elevations under a slate roof, it stands in good sized gardens laid out with lawns, beds and borders. There is a pebbled driveway and turning area at the front of the double Garage.

The property is one of a pair situated on the westerly side of Woodford Road and is reached via a private driveway off that road. It has far reaching views over the countryside that surrounds including the picturesque undulations of the Norbury and Ladybrook Valleys. Although enjoying the lovely rural surrounds, it is well placed for easy access to the eastern link road, A555, in Bramhall (approximately two miles away) and then to the A34 by-pass and the motorway network.

In detail the accommodation comprises:

GROUND FLOOR:

ENCLOSED PORCH

ENTRANCE HALL

Central heating radiator.

KITCHEN/FAMILY ROOM

21'11" (6.67m) x 13'6" (4.11m) Comprehensively appointed with ivory units having granite work surfaces incorporating cupboards and drawers, deep enamel sink, island preparation unit with cupboards and enamel sink, refrigerator and freezer, red/white wine keeping cabinet, dishwasher, 'Baumatic' five hob gas cooker with double oven. Downlighting. Rustic dark oak laminate floor. Central heating radiator.

REAR HALL

Cupboard under stairs. Central heating radiator.

UTILITY ROOM

9'1" (2.76m) x 7'1" (2.16m) Stainless steel sink with cupboard under. Wall cupboards. Plumbing for washing machine and vent for dryer. Extractor fan. Quarry tiled floor. Central heating radiator.

CLOAKROOM/BOILER ROOM

with W.C. – low level suite. 'Worcester' gas fired central heating/hot water boiler. Quarry tiled floor.

LOUNGE

18'5" (5.60m) x 12'10" (3.90m) Flue for fireplace. Two double French doors to garden. Rustic dark oak laminate floor. Two central heating radiators. Door to:

STUDY

8'0" (2.45m) x 7'3" (2.20m) French door to Conservatory area. Laminate wood floor. Central heating radiator.

FIRST FLOOR:

LANDING

Built-in cupboard enclosing the hot water cylinder.

BEDROOM NO.1

18'4" (5.59m) x 12'9" (3.89m) Central heating radiator. Door to:

EN-SUITE SHOWER ROOM with shower, washbasin and W.C. – low level suite. Central heating radiator.

BEDROOM NO.2 11'1" (3.37m) x 9'0" (2.73m) Exposed beam. Central heating radiator.

BEDROOM NO.3 10'9" (3.27m) x 10'1" (3.07m) Central heating radiator.

BEDROOM NO.4 8'4" (2.53m) x 7'5" (2.27m) Central heating radiator.

BATHROOM with white suite comprising panelled bath with shower, pedestal washbasin and W.C. – low level suite. Black tiled floor. White tiled walls. Downlighting. Central heating radiator.

OUTSIDE Power points and security lighting.

Attached concrete **DOUBLE GARAGE** 17'6" (5.37m) x 17'0" (5.17m)
Two metal up-and-over doors.

Large timber **GARDEN STORE**.

SERVICES: Mains services of electricity, gas, water and drainage are laid on and connected.

TENURE: Freehold and free from Chief Rent.

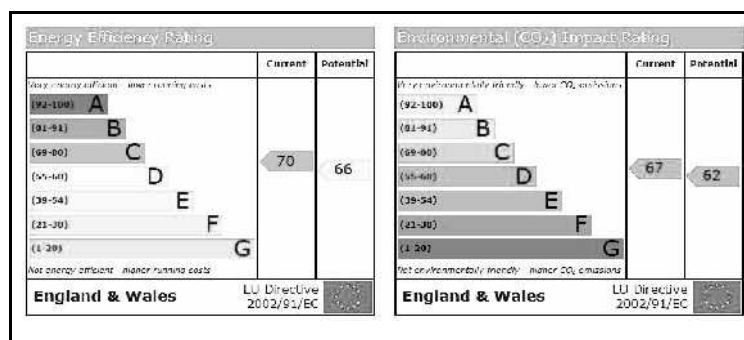
COUNCIL TAX BANDING: To be assessed.

VACANT POSSESSION UPON COMPLETION

PRICE: **£485,000**

DIRECTIONS: From Fountain Place travel along Chester Road in the direction of Woodford and after about a mile turn right into Woodford Road. Travel along that road for about three quarters of a mile and the property will be found on the left hand side just before the road goes down into Mill Hill Hollow and over the Norbury Brook bridge.

ENERGY RATINGS:



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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).

