

CHARTERED SURVEYORS LAND and ESTATE AGENTS AUCTIONEERS and VALUERS

michael
HART
& COMPANY

36 Park Lane Poynton Cheshire SK12 1RE
telephone Poynton 01625 876331
fax Poynton 01625 858664
poynton@michael-hart.co.uk

2 Henshall Road Bollington Cheshire SK10 5HX
telephone Bollington 01625 575578
fax Bollington 01625 576713
bollington@michael-hart.co.uk

Michael G. Hart. FRICS.
Andrew M. Hart. BEng(Hons), DipSurv, MRICS.

www.michael-hart.co.uk

POYNTON

CHESHIRE

A WELL PROPORTIONED DETACHED FAMILY HOUSE SET WITHIN A QUIET
CUL-DE-SAC IN PLEASANT ESTABLISHED RESIDENTIAL SURROUNDINGS



22 SWAN CLOSE,
POYNTON, SK12 1HX

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The property is offered subject to not being sold, let or withdrawn on receipt of reply and although the above particulars are believed to be accurate, they are not guaranteed and do not form a contract.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

22 SWAN CLOSE, POYNTON, SK12 1HX

This four bedroomed detached house offers well proportioned accommodation together with the benefit of useful design attributes providing good family accommodation. PVCu double glazed windows and doors are installed and there is gas fired central heating. It occupies a pleasant position within a quiet cul-de-sac in established residential surroundings.

Constructed of brick under a tiled roof, it stands in medium sized gardens. The front area has a driveway with paved area to the side providing parking for three/four vehicles and with a lawned area beside. At the rear there is a flagged patio, lawn and borders with mature shrubs and trees. A high conifer hedge provides considerable privacy.

Swan Close lies on the westerly side of Poynton and the property is well located for easy access to good local amenities. In particular the Train Station is only a short walk away and the A34 link road a few minutes drive away.

In detail the accommodation comprises:

GROUND FLOOR:

ENTRANCE HALL	Cloaks cupboard with hanging rail and shelf. Central heating radiator.
INNER HALL	with central heating radiator.
CLOAKROOM/UTILITY ROOM	with W.C. – low level suite, washbasin. Plumbing for washing machines. Central heating radiator.
LOUNGE	15'6" (4.72m) x 12'0" (3.64m) Stone fireplace with slate hearth, canopy and T.V. shelf. Two wall light points. Central heating radiator.
DINING ROOM	12'0" (3.64m) x 8'2" (2.48m) Central heating radiator. Sliding door to:
KITCHEN	12'0" (3.65m) x 8'0" (2.44m) Extensive range of light oak fitted units incorporating stainless steel sink, cupboards and drawers with work surfaces, electric cooker with four ceramic hobs and extractor canopy, 'Creda' electric double oven and 'Samsung' microwave oven, refrigerator, wall cupboards, cupboard enclosing wall mounted gas fired central heating boiler. Partially tiled walls. Central heating fan heater.

FIRST FLOOR:

LANDING	Airing cupboard with hot water cylinder with immersion heater.
BEDROOM NO.1	12'6" (3.82m) x 11'8" (3.55m) Central heating radiator.
BEDROOM NO.2	13'0" (3.96m) x 9'6" (2.90m) Central heating radiator.
BEDROOM NO.3	11'8" (3.55m) x 8'8" (2.63m) Central heating radiator.
BEDROOM NO.4	8'3" (2.51m) x 8'3" (2.50m) Central heating radiator.
SHOWER ROOM	Tiled shower with 'Gainsborough 9.5 SDL' shower. Pedestal washbasin. W.C. – low level suite. Tiled walls. 'Xpelair' fan. Heated towel rail. Central heating radiator.

OUTSIDE: Built-in GARAGE 16'7" (5.05m) x 8'0" (2.44m) Electric light and power points. Up-and-over door.

SERVICES: All mains services are laid on and connected.

TENURE: Freehold and free from Chief Rent.

COUNCIL TAX BANDING: 'D'

VACANT POSSESSION UPON COMPLETION

PRICE: £269,950

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

DIRECTIONS: From Fountain Place travel in the direction of Woodford along Chester Road for about three quarters of a mile, then turn left into Tern Drive, left at the end of that road into Mallard Crescent. Swan Close is the third road on the left hand side. The property will be found on the right hand side going round the corner in the cul-de-sac.

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