



CHARTERED SURVEYORS LAND and ESTATE AGENTS AUCTIONEERS and VALUERS

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](http://www.michael-hart.co.uk)

POYNTON

CESHIRE

RE-APPOINTED AND UP-GRADED TO PROVIDE AN APPEALING PRESENTATION,  
A THREE BEDROOMED DETACHED BUNGALOW SET WITHIN GOOD SIZED  
GROUNDS WITH AN 'IN AND OUT' PAVIER BLOCK DRIVEWAY AFFORDING  
ABUNDANT VEHICULAR PARKING



25 YEW TREE LANE, POYNTON, SK12 1PU

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The property is offered subject to not being sold, let or withdrawn on receipt of reply and although the above particulars are believed to be accurate, they are not guaranteed and do not form a contract.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

This detached bungalow has recently had extensive up-grading and re-appointment works undertaken to it to provide an appealing presentation. Built about forty five years ago it offers accommodation of a thoughtfully designed nature with the living rooms at the front and bedrooms to the rear. In addition to the re-appointment works carried out the property has been re-wired, there is a gas fired central heating system with a modern combi boiler and PVCu double glazed windows are installed.

It stands in good sized gardens and a recently laid 'in and out' pavier block driveway provides ample vehicular parking. There are matching pathways and there are lawned areas to the front and rear.

In detail the accommodation comprises:

ENTRANCE HALL	Cloaks cupboard. Central heating radiator.
LOUNGE	19'0" (5.78m) x 13'0" (3.96m) Fitted living flame effect gas fire within timber surround. Two central heating radiators.
KITCHEN/DINING ROOM	18'11" (5.77m) x 8'9" (2.66m) reducing to 6'2" (1.88m) Extensively fitted with beech finished units incorporating a stainless steel sink, cupboards and drawers with work surfaces, 'Servis' four hob gas cooker and electric double oven, extractor hood, wall cupboards, large pull-out store unit, refrigerator and freezer, cupboard enclosing a 'Worcester Bosch' wall mounted gas fired combi central heating/hot water boiler. Central heating radiator.
INNER HALL	Fitted cupboard with shelves.
BEDROOM NO.1	12'7" (3.83m) x 10'7" (3.22m) Central heating radiator.
BEDROOM NO.2	11'1" (3.39m) x 9'8" (2.94m) Central heating radiator.
BEDROOM NO.3	8'7" (2.62m) x 8'0" (2.44m) Central heating radiator.
BATHROOM	Panelled bath. Separate fully tiled shower with 'Essentials' shower apparatus. Pedestal washbasin. W.C. – low level suite. Fully tiled walls. Tiled floor. Downlighting. Electric shaver socket. Chrome towel rail/central heating radiator.
<u>OUTSIDE:</u>	Attached GARAGE 14'0" (4.26m) x 7'11" (2.41m) Up-and-over door and personal rear door.
<u>SERVICES:</u>	All mains services are laid on and connected.
<u>TENURE:</u>	Freehold and free from Chief Rent.
<u>COUNCIL TAX BANDING:</u>	'D'
<u>PRICE:</u>	<b>£280,000 No chain</b>
<u>VIEWING:</u>	By appointment with the AGENTS Michael Hart & Company.

DIRECTIONS:

From Fountain Place, Poynton travel along London Road South in the direction of Macclesfield and after about a quarter of a mile turn left into Dickens Lane. Then after about a quarter of a mile Yew Tree Lane runs off on the left hand side and the property will be found on the left hand side of the lane.

**Visit our website at [www.michael-hart.co.uk](http://www.michael-hart.co.uk)**

KJA ABAIAI

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).

