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HIGHER POYNTON

CHESHIRE

AN EXTENDED SEMI-DETACHED HOUSE WITH GOOD SIZED ROOMS HAVING AN ELEVATED POSITION ADJOINING OPEN COUNTRYSIDE WITH SUPERB FAR REACHING WESTERLY VIEWS OVER THE CHESHIRE PLAIN



30 SHRIGLEY ROAD NORTH, HIGHER POYNTON, CHESHIRE, SK12 1TE

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The property is offered subject to not being sold, let or withdrawn on receipt of reply and although the above particulars are believed to be accurate, they are not guaranteed and do not form a contract.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

30 SHRIGLEY ROAD NORTH, HIGHER POYNTON, CHESHIRE, SK12 1TE

This advantageously positioned semi-detached house was built about fifty seven years ago to a favoured traditional style and subsequently has had a rear ground floor extension built enlarging the Dining Room and Kitchen. It now offers good sized rooms and useful up-grading works undertaken include the installation of PVCu double glazed windows, the introduction of cavity wall insulation and a well insulated roof space area. Gas fired central heating is installed.

The views to the rear of the property are superb with open fields adjoining and there are vistas over these to the Cheshire Plain in the distance. Although having such a lovely position the property only lies about a mile and three quarters from the central area of Poynton where there are good local shopping amenities and community facilities. There are good schools within the area.

It stands in pleasant gardens. A concrete driveway at the front gives access to the attached Garage and there is a lawn and borders. To the rear there is a large crazy paved patio, lawn and borders.

In detail the accommodation comprises:

GROUND FLOOR:

ENCLOSED PORCH	with quarry tiled floor.
ENTRANCE HALL	Cloaks cupboard. Central heating radiator.
LOUNGE	15'1" (4.59m) x 12'6" (3.80m) into bay. Tiled fireplace. Two central heating radiators. Open plan to:
DINING ROOM	15'9" (4.81m) x 9'7" (2.91m) reducing to 7'10" (2.38m) Central heating radiator. Door to:
KITCHEN/BREAKFAST ROOM	15'11" (4.84m) x 8'9" (2.67m) Fitted light oak units incorporating a stainless steel sink, cupboards and drawers with work surfaces, wall cupboards, serving hatch to Dining Room. Electric cooker point. Larder cupboard with shelves. Central heating radiator. Door to:
UTILITY ROOM	9'3" (2.81m) x 8'4" (2.53m) 'Worcester 24i' wall mounted gas fired combi central heating/hot water boiler. Plumbing for washing machine. Cold water tap. Terrazzo tiled floor. Door to garden. Door to Garage.

FIRST FLOOR:

LANDING	Small fitted cupboard.
BEDROOM NO.1	13'8" (4.16m) x 11'7" (3.53m) into bay. Double wardrobe unit with centre dressing table with drawers and cupboards over. Central heating radiator.
BEDROOM NO.2	11'2" (3.40m) x 10'5" (3.18m) reducing to 9'6" (2.90m) Central heating radiator.
BEDROOM NO.3	7'0" (2.12m) x 6'10" (2.07m) Central heating radiator.

BATHROOM

with panelled bath, separate tiled shower unit with 'Mira XL' shower, pedestal washbasin. Partially tiled walls. Central heating radiator.

SEPARATE W.C.

Low level suite. Partially tiled walls.

OUTSIDE:

Attached GARAGE 15'4" (4.67m) x 9'3" (2.82m) Built-in Store. Metal up-and-over door. Electric light and power points.

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:

£249,950

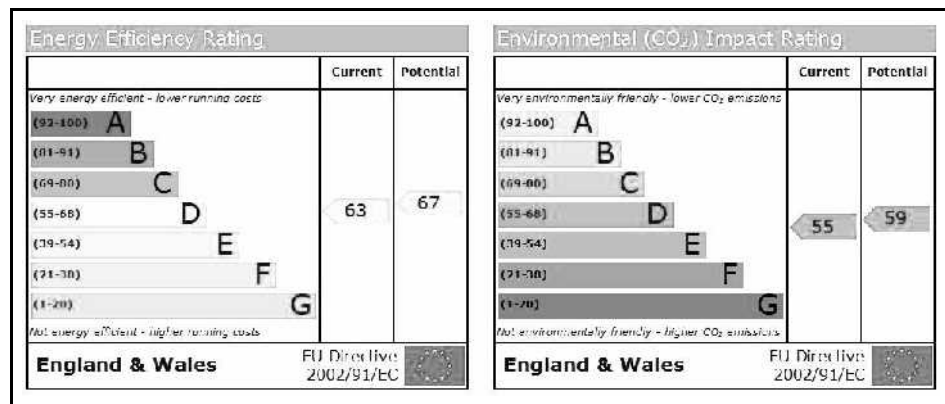
VIEWING:

By appointment with the AGENTS Michael Hart & Company.

DIRECTIONS:

From Fountain Place in the centre of Poynton travel along Park Lane and after about three quarters of a mile at Hockley carry on into Coppice Road to Higher Poynton. After about another three quarters of a mile turn left into Shrigley Road North and the property will be found on the left hand side.

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).

