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POYNTON

CHESHIRE

A USEFULLY ENLARGED DORMER STYLE SEMI-DETACHED HOUSE NOW OFFERING GROUND AND FIRST FLOOR BATH/SHOWER ROOMS AND W.C'S TOGETHER WITH OTHER ADDITIONAL ACCOMMODATION ATTRIBUTES



36 CHESTNUT DRIVE,
POYNTON,
SK12 1QE.

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The property is offered subject to not being sold, let or withdrawn on receipt of reply and although the above particulars are believed to be accurate, they are not guaranteed and do not form a contract.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

36 CHESTNUT DRIVE, POYNTON, SK12 1QE.

This dormer semi-detached house has been usefully enlarged to afford extra accommodation including both ground and first floor bath/shower rooms and W.C's. There is now also a utility area and large garage. Updating to some parts may now be considered desirable but the property's alterations have been designed for beneficial occupation. There is gas fired central heating and there are double glazed windows.

The front garden area has paviour blocking providing an abundant parking area. To the rear there is a flagged patio and a lawned area with a collection of ornamental shrubs and trees surrounding, providing a private setting.

Chestnut Drive lies about three quarters of a mile from Poynton central area, therefore the property is well placed for access to shopping and other village amenities. Both Poynton High School and Worth Junior School are only about five minutes walk away.

In detail the accommodation comprises:

GROUND FLOOR:

ENTRANCE HALL	With pine clad walls
LOUNGE	13'7" (4.13m) x 12'10" (3.90m) Classic style fireplace surround with marble effect inset to coal effect gas fire. Cupboard under stairs. Two wall light points. Two central heating radiators. Glazed sliding doors to:
DINING ROOM	10'9" (3.27m) x 8'11" (2.71m) Alloy double glazed patio doors to garden. Central heating radiator. Glazed sliding door to:
KITCHEN	10'0" (3.05m) x 7'3" (2.22m) Fitted oak units incorporating a stainless steel sink. 'Tecnik' four hob gas cooker with extractor hood. 'Stoves New World' double oven. Wall cupboards. Plumbing for dishwasher. Built-in cupboard.
Door to:	
UTILITY ROOM	with quarry tiled floor. Central heating radiator. Door to GARAGE.
Door to:	
SHOWER ROOM	Tiled cubicle with 'Mira excel' shower. Pedestal washbasin. Bidet. W.C-low level suite. Electric wall heater. Central heating radiator.

FIRST FLOOR

LANDING	With gas convector heater.
BEDROOM NO.1	12'10" (3.90m) x 7'8" (2.34m) Comprehensive range of fitted units including wardrobes with centre dressing table area. Cupboards and drawers. Bed head. Central heating radiator.
BEDROOM NO.2	10'8" (3.26m) X 9'11" (3.01m) Built in wardrobe cupboard. Central heating radiator.

BEDROOM NO.3	9'9" (2.95m) reducing to 7'1" (2.16m) x 6'6" (1.98m) Fitted wardrobe cupboard. Central heating radiator.
BATHROOM	Panelled bath, pedestal washbasin and W.C - low level suite. Electric wall heater. Electric towel rail.
<u>OUTSIDE:</u>	Attached GARAGE 24'8" (7.53m) x 7'6" (2.28m) 'Worcester' wall mounted 24i gas fired central heating/hot water boiler. Electric light and power points.
<u>SERVICES:</u>	All mains services are laid on and connected. There is a telephonic connection.
<u>TENURE:</u>	Freehold and free from Chief Rent.
<u>COUNCIL TAX:</u>	BAND 'D'
VACANT POSSESSION UPON COMPLETION	
<u>PRICE:</u>	£194,500
<u>VIEWING</u>	By appointment with the AGENTS Michael Hart & Company.
<u>DIRECTIONS:</u>	From Fountain Place, Poynton travel up Park Lane for about a third of a mile and then turn right into Clumber Road, then take the second turning on the left which is Brookside Avenue. Follow the Avenue to the end and then turn left into Yew Tree Lane and then immediately right into Chestnut Drive and the property will be found on the right hand side.

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

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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).

