

michael
HART
& COMPANY

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

POYNTON

CHESHIRE

A DETACHED FAMILY SIZED HOUSE WITH EXTENSIONS AND APPEALING UP-GRADING WORKS UNDERTAKEN TO IT PROVIDING A LOVELY PRESENTATION SET WITHIN GOOD SIZED GARDENS INTERESTINGLY LAID OUT WITH ARBOURS AND OTHER LANDSCAPE FEATURES.



36 HAZEL DRIVE, POYNTON,
SK12 1PZ

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The property is offered subject to not being sold, let or withdrawn on receipt of reply and although the above particulars are believed to be accurate, they are not guaranteed and do not form a contract.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 HAZEL DRIVE, POYNTON, SK12 1PZ

This detached house was built about forty five years ago. It has had ground floor extensions made to it together with extensive up-grading works to create a very well presented family sized home. The accommodation is spacious with well planned features and appointments are integrated in a most appealing manner. PVCu double glazed windows are installed. PVC soffits, fascias and barge boards have been fitted.

It is set within good sized gardens which are interestingly laid out with feature arbours and other aspects created for alfresco enjoyment.

It occupies a good position on the south westerly side of Hazel Drive which is a quiet side road within established residential surroundings. It lies about three quarters of a mile from the central area of Poynton. It is particularly conveniently located for schools with both Worth Primary School and Poynton High School being only very short walks away.

The accommodation comprises:

GROUND FLOOR:

ENCLOSED PORCH

ENTRANCE HALL Cloaks cupboard. Security Alarm System Control. Central heating radiator.

CLOAKROOM with W.C. – low level suite and pedestal washbasin. Partially tiled walls. Tiled floor. Central heating radiator.

LOUNGE 23'10" (7.27m) x 11'7" (3.54m) Classic design fireplace. Oriel style window. Three wall light points. Laminate wood floor. Two central heating radiators.

DINING ROOM 12'3" (3.74m) x 11'9" (3.58m) Central heating radiator. Sliding patio doors to:

CONSERVATORY 13'6" (4.11m) x 8'9" (2.67m) Doors to garden.

KITCHEN 12'6" (3.80m) x 8'1" (2.47m) Fitted oak units incorporating cupboards and drawers with work surfaces, white asterite sink and drainer, four hob gas cooker, double oven, wall and display cupboards. Partially tiled walls. Ceramic tiled floor. Door to:

ENCLOSED SIDE PORCH

FIRST FLOOR:

LANDING

BEDROOM NO.1 12'6" (3.80m) x 9'10" (3.00m) Fitted wardrobes with cupboards over. Dressing table with drawers. Central heating radiator.

BEDROOM NO.2 12'6" (3.81m) x 9'3" (2.82m) Central heating radiator.

BEDROOM NO.3 11'5" (3.49m) x 9'7" (2.92m) Wall light point. Central heating radiator.

BEDROOM NO.4 8'10" (2.69m) x 8'5" (2.57m) Airing cupboard with hot water cylinder. Central heating radiator.

BATHROOM Panelled bath. Separate tiled shower cubicle with 'Mira' shower. Large washbasin in vanity unit. W.C. – low level suite. Extractor fan. Central heating radiator.

OUTSIDE: Built-in STORE/DRYING AREA with electric light and power points.

Built-in GARAGE 17'8" (5.38m) x 9'10" (2.74m) reducing to 8'4" (2.55m) Electric light and power points. Up-and-over door.

Large timber STORE SHED and a smaller one.

GREENHOUSE

GARDENS with wide driveway. Large patio area with water feature, arbours and other landscaped features.

TENURE: Freehold and free from Chief Rent.

COUNCIL TAX BANDING: 'E'

VACANT POSSESSION UPON COMPLETION

PRICE: **£349,000**

VIEWING: 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. Carry on up Dickens Lane for about a quarter of a mile and then turn left into Yew Tree Lane. On passing the High School turn right into Ash Road and then right into Hazel Drive. The property will be found on the right hand side.

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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).

