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POYNTON

CHESHIRE

AN EASILY MANAGED SEMI-DETACHED HOUSE SET WITHIN ESTABLISHED RESIDENTIAL SURROUNDINGS WITH THE BENEFIT OF AN OPEN REAR ASPECT OVER AN ADJACENT SPORTS FIELD



60A BARNABY ROAD,  
POYNTON  
SK12 1LR

This semi-detached house offers well planned, easily managed accommodation of an up-to-date nature. It is situated on the southerly side of Poynton in established residential surroundings and has the benefit of an open rear aspect over an adjacent sports field. It is well placed also for easy access to good local schools together with the village centre and shopping area.

Constructed of brick under a tiled roof, it stands in medium sized gardens which are principally lawned.

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The property is offered subject to not being sold, let or withdrawn on receipt of reply and although the above particulars are believed to be accurate, they are not guaranteed and do not form a contract.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

A paved driveway gives access to an attached Garage. PVCu double glazed windows are installed and there is a gas fired central heating system.

In detail the accommodation comprises:

**GROUND FLOOR:**

<b>ENTRANCE HALL</b>	Central heating radiator.
<b>CLOAKROOM</b>	with W.C. – low level suite and washbasin. Central heating radiator.
<b>LOUNGE</b>	14'1" (4.29m) x 12'7" (3.85m) reducing to 8'0" (2.45m). Fitted gas fire. Central heating radiator.
<b>DINING ROOM</b>	9'6" (2.92m) x 7'10" (2.39m) Central heating radiator.
<b>KITCHEN</b>	9'7" (2.92m) x 7'5" (2.28m) Fitted beech finish units incorporating stainless steel sink, cupboards and drawers with work surfaces. 'Belling' four hob gas cooker and electric oven. Larder cupboard. 'Baxi Solo' wall mounted gas fired central heating/hot water boiler.

**FIRST FLOOR:**

<b>LANDING</b>	Airing cupboard with hot water cylinder.
<b>BEDROOM NO.1</b>	12'10" (3.91m) x 8'0" (2.43m) Central heating radiator.
<b>BEDROOM NO.2</b>	10'9" (3.27m) x 7'11" (2.42m) Central heating radiator.
<b>BEDROOM NO.3</b>	7'10" (2.38m) x 7'6" (2.28m) Fitted wardrobe cupboard. Central heating radiator.
<b>BATHROOM</b>	Panelled bath with shower. Pedestal washbasin. W.C. – low level suite. Central heating radiator.

**OUTSIDE:**

Attached GARAGE 17'1" (5.21m) x 8'7" (2.62m) 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:**

'C'

**PRICE:**

**£169,950**

**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. Turn first right into Copperfield Road and then first right again into Barnaby Road. The property will be found on the right hand side of the road.

**ENERGY RATINGS:**

