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POYNTON

CHESHIRE

A GOOD SIZED DETACHED BUNGALOW HAVING A VERSATILE  
ACCOMMODATION LAYOUT SET WITHIN GENEROUSLY PROPORTIONED  
GARDENS IN A DELIGHTFUL RESIDENTIAL LOCATION



7 TULWORTH ROAD, POYNTON, SK12 1BQ

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The property is offered subject to not being sold, let or withdrawn on receipt of reply and although the above particulars are believed to be accurate, they are not guaranteed and do not form a contract.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

## 7 TULWORTH ROAD, POYNTON, SK12 1BQ

This good sized detached bungalow has a versatile accommodation layout providing the opportunity for a purchaser to adapt or utilise in a way to suit their requirements for occupation. Constructed of brick under a pitched tiled roof, the bungalow is set within generously proportioned mature gardens in a delightful residential location. There is an attached Garage and large Car Port in front of this together with two driveways providing parking for a number of vehicles.

The accommodation enjoys plenty of natural light. Gas fired central heating is installed. In detail it comprises:

ENCLOSED ENTRANCE PORCH	11'6" (3.50m) x 4'9" (1.45m) Natural stone feature wall panels. Glazing. Ceramic tiled floor.
L-SHAPED LOUNGE/DINING ROOM	18'4" (5.59m) x 20'4" (6.20m) reducing to 12'5" (3.79m) Natural stone fireplace with open fire. uPVC double glazed patio doors. 3 central heating radiators.
KITCHEN	11'3" (3.43m) x 10'5" (3.18m) reducing to 7'5" (2.27m) Fitted units incorporating a stainless steel sink, cupboards and drawers with work surfaces, wall cupboards, large airing cupboard with hot water cylinder with immersion heater. Extractor fan. Gas cooker point. Plumbing for washing machine. Central heating radiator.
ENCLOSED SIDE PORCH	
BOILER ROOM	with 'Baxi' gas fired central heating/hot water boiler. Hot water cylinder with immersion heater.
INNER HALL	
BEDROOM NO.1	13'0" (3.95m) x 11'1" (3.38m) Fitted wardrobes with cupboards over. Dressing table. 3 wall light points. Plumbing for washbasin/shower. Central heating radiator.
BEDROOM NO.3	11'0" (3.35m) x 7'5" (2.26m) Fitted wardrobe with cupboard over. Central heating radiator.
BATHROOM	Panelled bath with shower. Washbasin. W.C. – low level suite. Partially tiled walls. Heated towel rail/central heating radiator.
SEPARATE W.C.	Low level suite.
BEDROOM NO.2	15'5" (4.69m) x 9'6" (2.90m) extending to 12'5" (3.79m) in a bed/wardrobe alcove. Built-in wardrobe/cupboard. Sliding patio doors to:
CONSERVATORY	14'1" (4.30m) x 12'4" (3.75m) Double French doors to garden. Ceramic tiled floor. Central heating radiator.

<u>OUTSIDE:</u>	Attached GARAGE 18'2" (5.54m) x 9'1" (2.76m) Electric light and power points. Auto electrically operated up-and-over door.  CAR PORT 29'10" (9.08m) x 11'3" (3.44m) with polycarbonate sheet roof.  Built-in GARDEN STORE  Alloy GREENHOUSE Approximately 12'0" (3.66m) x 8'0" (2.44m) with a mature vine.  Outside water tap and electricity supply.  GARDENS There are good sized gardens laid out with lawns and borders, flagged patios and two concrete driveways. There is mature beech hedging to the boundaries in the rear garden area. There are ornamental plants, shrubs and trees also fruit trees.
<u>SERVICES:</u>	All mains services are laid on and connected.
<u>TENURE:</u>	Freehold subject to a Chief Rent of £10 per annum.
<u>COUNCIL TAX BANDING:</u>	'D'  VACANT POSSESSION UPON COMPLETION
<u>PRICE:</u>	<b>£295,000</b>
<u>VIEWING:</u>	By appointment with the AGENTS Michael Hart & Company.
<u>DIRECTIONS:</u>	From Fountain Place travel along London Road North in the direction of Hazel Grove for about a third of a mile then turn left into Vicarage Lane by the Bulls Head Public House. At the end of Vicarage Lane turn left into Tulworth Road and the property will be found on the left hand side just after the turning for Covell Road.

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