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**HART**  
& COMPANY

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POYNTON

CESHIRE

TO BE LET FURNISHED

A VICTORIAN END TERRACED HOUSE UP-DATED AND IMPROVED OCCUPYING  
A VERY CONVENIENT POSITION CLOSE TO THE VILLAGE CENTRE



114 PARK LANE,  
POYNTON,  
CESHIRE,  
SK12 1RG.

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The property is offered subject to not being sold, let or withdrawn on receipt of reply and although the above particulars are believed to be accurate, they are not guaranteed and do not form a contract.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

This late nineteenth century end terraced house has been up-dated and improved. There is a full gas fired central heating system and uPVC double glazed windows have been installed. It occupies a pleasant position on the south side of Park Lane close to the village centre with all associated amenities including shops, schools and public transport within easy walking distance.

It stands at the end of a terrace of four properties and has a small front garden. There is a driveway at the side giving access to a detached Garage and beyond that a lawned garden ideal for taking advantage of its sunny aspect.

In detail the accommodation comprises:

**GROUND FLOOR:**

**LOUNGE** 12'6" (3.81m) x 12'2" (3.71m) Fitted coal effect gas fire. Two wall lights. Central heating radiator. Glazed small paned double doors to:

**DINING ROOM** 12'2" (3.71m) x 11'10" (3.61m) Central heating radiator. Stairs to first floor. Archway to:

**KITCHEN** 6'8" (2.03m) x 6'4" (1.93m) Stainless steel sink with cupboards under. Cupboards and drawers with work surfaces. Wall cupboards. 'Glow-worm Hideaway' gas fired central heating boiler. Cork tiled floor.

**INNER HALL**

**BATHROOM** with pastel green suite comprising panelled bath with 'Mira Excel' shower, pedestal washbasin and W.C. – low level suite. Fully tiled walls. Fitted extractor fan. Central heating radiator.

**FIRST FLOOR:**

**LANDING**

**BEDROOM NO.1** 12'4" (3.76m) x 12'2" (3.71m) Central heating radiator.

**BEDROOM NO.2** 10'10" (3.30m) x 8'8" (2.64m) Central heating radiator.

**OUTSIDE:** Detached GARAGE 15'6" (4.71m) x 8'1" (2.46m) Up-and-over door.

**SERVICES:** All mains services are connected and a telephone is installed.

**RENT:** **£575 per calendar month**

**COUNCIL TAX BANDING:** 'C'

**AVAILABILITY:** Subject to usual references the property is available for a minimum period of six months and longer by arrangement.

**VIEWING:** By appointment with the AGENTS Michael Hart & Company.

**DIRECTIONS:** From Fountain Place, Poynton travel up Park Lane and the property will be found on the right hand side after about a quarter of a mile.

**ENERGY RATINGS:**

