



CHARTERED SURVEYORS LAND and ESTATE AGENTS AUCTIONEERS and VALUERS

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### TO BE LET UNFURNISHED

A SMARTLY PRESENTED MODERN GROUND FLOOR APARTMENT WITH OFF ROAD PARKING, IN A PLEASANT SETTING CONVENIENT FOR CENTRAL POYNTON AND THE SURROUNDING COUNTRYSIDE.



3 MIDDLEWOOD ROAD, POYNTON, CHESHIRE, SK12 1SH

**£915 pcm**



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### 3 MIDDLEWOOD ROAD, POYNTON, CHESHIRE, SK12 1SH

This smart two bedroom ground floor apartment is conveniently situated with delightful countryside close by and also with a wide range of amenities within easy reach.

The property is one of four apartments situated in a modern purpose built block. It has its own private entrance and allocated off road parking space. The accommodation is accessed from the entrance hall where there is a useful deep storage cupboard. The lounge is a good size and provides a pleasant space to relax. The dining kitchen is light and well proportioned with plenty of space for a dining table as well as having a breakfast bar. There is also plenty of cupboard and worktop space, along with white goods including washing machine/tumble dryer, dishwasher, and fridge. There are two well proportioned bedrooms and a smart bathroom.

The property is situated at the bottom end of Middlewood Road where it meets with Park Lane which leads into the centre of Poynton. There are pleasant semi rural surroundings with The Middlewood Way, Macclesfield Canal and National Trust run Lyme Park only a short distance away. It is also conveniently located for easy access into Poynton centre where there are a wide variety of shops, cafes, restaurants and supermarkets including a Waitrose. Poynton is ideally situated for commuters with The Manchester motorway network and Manchester Airport being easily accessible. There are regular train and bus services to the larger towns of Macclesfield and Stockport, as well as Manchester.

The accommodation has gas central heating, has uPVC double glazing throughout and comprises in more detail:-

#### GROUND FLOOR:

ENTRANCE HALL	Deep built in store cupboard. Central heating radiator.
LIVING ROOM	13'0" (3.95m) x 9'7" (2.91m) uPVC double glazed window to rear aspect. Central heating radiator.
DINING KITCHEN	13'0" (3.95m) x 9'8" (2.95m) Fitted with a comprehensive range of wall and base units incorporating stainless steel sink, electric oven, and four point gas hob. Washing machine/ tumble dryer. Dishwasher. Fridge. Breakfast bar. Space for dining table. Cupboard enclosing combi boiler. Central heating radiator.
BEDROOM ONE	10'3" (3.13m) x 9'6" (2.89m). Central heating radiator.
BEDROOM TWO	9'10" (2.98m) x 9'6" (2.79m) Central heating radiator.
BATHROOM	White bathroom suite comprising panelled bath with shower, WC and pedestal wash basin. Tiled floor and walls. Extractor fan. Central heating towel radiator.

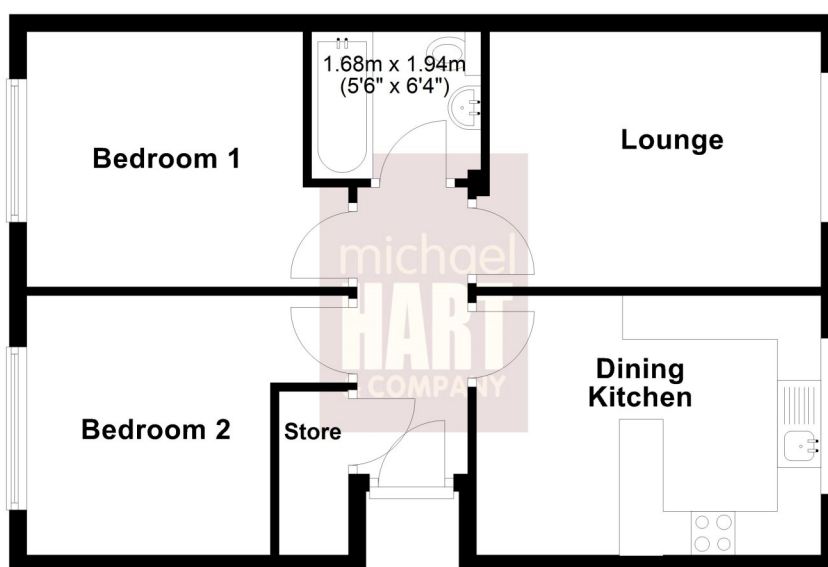
<b><u>OUTSIDE:</u></b>	Allocated parking space.
<b><u>SERVICES:</u></b>	Mains services of gas, electricity, water and drainage are laid on and connected.
<b><u>RENT:</u></b>	£915 per calendar month
<b><u>COUNCIL TAX:</u></b>	Band 'C'
<b><u>TENANCY INFORMATION:</u></b>	In accordance with the Tenants Fee Act 2019 information relating to Permitted Payments and Tenant Protection can be found on our website <a href="http://www.michael-hart.co.uk">www.michael-hart.co.uk</a> .

**VIEWING:** By appointment with the AGENTS Michael Hart & Company, Bollington office 01625 575578.

**DIRECTIONS:** From Fountain Place in Poynton travel along Park Lane towards Higher Poynton and turn left onto Middlewood Road when the road forks at Hockley. The building can be found immediately on the left hand side where the private entrance to the property is situated at the rear of the building.

**ENERGY RATING:** EPC— ' C '

**FLOOR PLAN:**



**Ground Floor**

**SURVEYS AND VALUATIONS**

Should you require a Valuation, RICS Level 2 (Homebuyers) Survey and Valuation, or a Level 3 (Building) Survey for a property that you are buying, please contact 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).

**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 Ltd. 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.



