



CHARTERED SURVEYORS LAND and ESTATE AGENTS AUCTIONEERS and VALUERS

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A SPACIOUS VERY SMARTLY PRESENTED THREE BEDROOM SEMI BUNGALOW HOME ENJOYING A DELIGHTFUL PRIVATE WEST FACING REAR GARDEN AND SITUATED IN A POPULAR RESIDENTIAL AREA.



23 YEW TREE LANE, POYNTON, CHESHIRE, SK12 1PU

**£425,000**



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## 23 YEW TREE LANE, POYNTON, CHESHIRE, SK12 1PU

This spacious three bedroomed home was built as a bungalow and has had the large roof void area converted into a splendid master bedroom with en suite shower room. This has given the flexibility to use one of the original rear ground floor bedrooms as a second living room, providing dining space with patio doors overlooking the rear garden. In addition there is the bright, well proportioned lounge to the front as well as a very smart recently fitted kitchen with breakfast area. There are also two further bedrooms and a smart bathroom on the ground floor.

The property is presented and maintained to a high standard and recent upgrading works have included a new roof covering. It stands in a generously sized plot with well proportioned front and rear gardens. There is a driveway to the front and side with ample parking space, plus a very useful detached garage in the rear garden. The rear garden is particularly pleasant, well laid out in a formal manner with lawn and borders, and the westerly aspect allows sunshine on the patio though to the evening.

Yew Tree Lane lies off Dickens Lane in an area of a pleasant established residential nature with good local amenities all in easy reach. Poynton village centre is only a short distance away and offers a wide array of shops, restaurants, supermarkets and other facilities. The sports centre with swimming pool are particularly convenient for this property. There is also the beautiful countryside surrounding Poynton including Lyme Park, the Macclesfield Canal and the Middlewood Way which offer delightful areas for walking and enjoying the local scenery. There is easy access to the Manchester motorway network and to Manchester Airport. There are regular train and bus services to the larger towns of Macclesfield and Stockport, as well as Manchester.

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

### GROUND FLOOR

ENTRANCE HALL	Built in cloaks cupboard.
LIVING ROOM	18'8" (5.69m) x 12'8" (3.89m) max. Living flame gas fire in marble and wooden surround. Central heating radiator.
KITCHEN	15'3" (4.65m) x 8'8" (2.63m) max. Recently fitted with attractive range of light grey base and wall units with quartz work surfaces, incorporating one and half bowl sink. Four ring gas hob and electric oven with extractor hood. Washing machine plumbing. Central heating radiator. uPVC side door.
INNER HALL	
DINING ROOM	13'1" (4.33m) x 10'7" (2.92m) uPVC double glazed patio doors to rear garden. Deep built in understairs store cupboard. Central heating radiator.
BEDROOM NO.2	12'0" (3.66m) x 8'9" (2.67m) Central heating radiator.
BEDROOM NO.3	8'8" (2.65m) x 7'9" (2.36m) Central heating radiator.
BATHROOM	With white suite comprising corner bath with thermostatic shower over, pedestal washbasin, and WC. Chrome towel warming radiator.

Stairs from the inner hallway lead to:

## FIRST FLOOR

**BEDROOM NO.1**

22'0" (6.69m) x 19'1" (5.83m) overall. Two roof windows. 2 Central heating radiators.

**BATHROOM**

With white suite comprising enclosure with thermostatic shower, pedestal washbasin and WC. Chrome towel warming radiator. Built in vanity unit.

**OUTSIDE:**

Detached GARAGE 16'8" (5.11m) x 8'0" (2.45m) Side-hinged door.

**SERVICES:**

All mains services are connected.

**COUNCIL TAX BANDING:**

'D'

**TENURE**

Freehold

**PRICE:**

**£425,000 NO VENDOR CHAIN**

**VIEWING:**

By appointment with the AGENTS Michael Hart & Company.

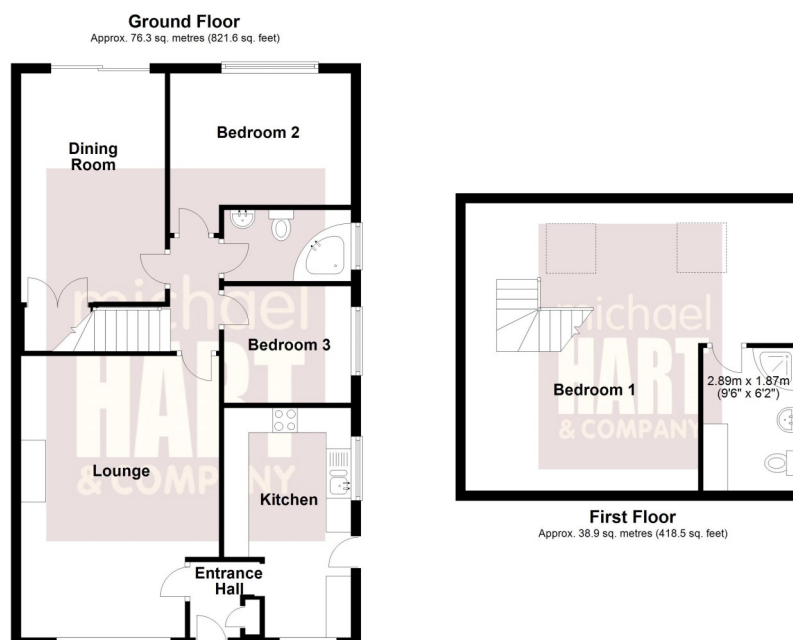
**DIRECTIONS:**

From Fountain Place travel along London Road South in the direction of Macclesfield and turn left at the roundabout into Dickens Lane, then take the third left into Yew Tree Lane and the property will be found on the left hand side.

**ENERGY RATING:**

EPC rating 'D'

**FLOOR PLAN:**



## 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.

