

**\*NO ONWARD CHAIN\***  
WITH VAST POTENTIAL TO ADAPT TO PERSONAL TASTE,  
A WELL PROPORTIONED THREE BEDROOM BUNGALOW  
SET IN A CORNER PLOT IN A POPULAR LOCATION



2 PINE ROAD, POYNTON, CHESHIRE SK12 1QD

**£365,000**

## 2 PINE ROAD, POYNTON, CHESHIRE, SK12 1QD

Offered chain free, this three bedroom semi-detached bungalow is situated on a superb corner plot in a popular location and will appeal to anyone looking for a home that provides fantastic potential to adapt to personal requirements and tastes.

The current accommodation features a front porch, a bright entrance hall that leads to the well proportioned lounge and kitchen which features a dining space. A side door from the kitchen leads to the side of the property.

Beyond the lounge, off the hallway are three bedrooms, with the second bedroom currently being used as an additional sitting room, which has sliding glass doors leading to the rear garden which provide plenty of natural light.

Outside there is a detached garage and driveway providing adequate off road parking. As the bungalow sits in a corner plot, there are gardens to 3 sides of the property providing plenty of outside space.

Pine Road is situated on a popular established residential development being so conveniently situated for easy access to the centre of Poynton as well as a number of excellent Primary Schools and Poynton High School. There is easy access by road to the A34 link road and Handforth Dean. There is a train station which provides regular services to the larger towns of Stockport and Macclesfield as well as Manchester. Poynton's vibrant centre consists of a wide range of shops, cafes, supermarkets and amenities. The Middlewood Way and Lyme Park where numerous scenic walks can be enjoyed are easily accessible, the Manchester motorway network and Manchester Airport are within a ten minute drive due to the newly constructed A555.

The accommodation is warmed by gas fired central heating, has double glazing throughout and in more detail comprises:

### GROUND FLOOR

#### PORCH

ENTRANCE HALL	Built in cloaks cupboard.
LIVING ROOM	18'8" (5.69m) x 12'8" (3.89m) max. Electric fire. Central heating radiator.
KITCHEN	15'3" (4.65m) x 8'8" (2.63m) max. Fitted with units to floor and wall. Stainless steel sink and drainer. Four ring gas hob with extractor hood and electric oven. Washing machine plumbing. Space for under counter fridge and freezer. Central heating radiator. uPVC side door.
INNER HALL	Deep storage cupboard.
BEDROOM NO.1	13'1" (4.33m) x 10'7" (2.92m) Range of fitted furniture. Central heating radiator.
BEDROOM NO.2	12'0" (3.66m) x 8'9" (2.67m) uPVC sliding doors to rear garden. Central heating radiator.
BEDROOM NO.3	8'8" (2.65m) x 7'9" (2.36m) Built in furniture. Central heating radiator.
SHOWER ROOM	Fully tiled walls and floor. Suite comprising shower cubicle with thermostatic shower, pedestal washbasin, and WC. Central heating radiator.

OUTSIDE: Detached GARAGE. Gardens to 3 sides

SERVICES: All mains services are connected.

COUNCIL TAX BANDING: 'D'

TENURE Freehold

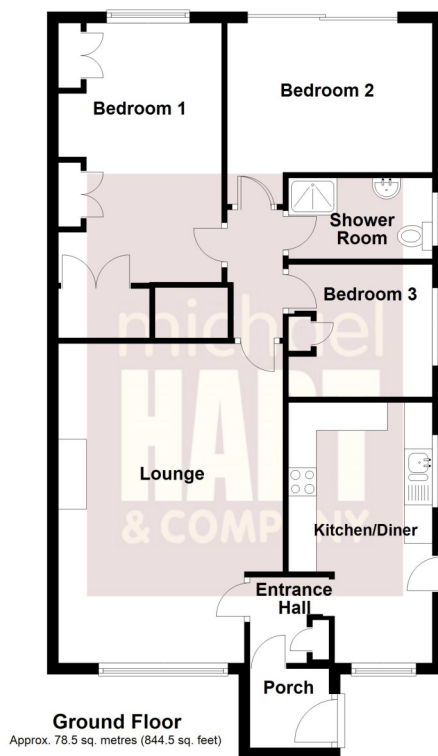
PRICE: **£365,000 NO VENDOR CHAIN**

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

DIRECTIONS: From Fountain Place travel along Park Lane until you get to the crossroads of Middlewood Road, Coppice Road and Hockley Road. Turn right into Hockley Road. The property can be found on the left hand side on the corner of Pine Road.

ENERGY RATING: EPC rating 'TBC'

FLOOR PLAN:



Total area: approx. 78.5 sq. metres (844.5 sq. feet)

### 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.

