



CHARTERED SURVEYORS LAND and ESTATE AGENTS AUCTIONEERS and VALUERS

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TO BE LET FURNISHED/UNFURNISHED

A VERY SMARTLY PRESENTED 3 BEDROOMED SEMI DETACHED HOME,
LOCATED IN A POPULAR LOCATION CONVENIENT FOR EXCELLENT
SCHOOLS AND AMENITIES



10 TAPLEY AVENUE, POYNTON, CHESHIRE SK12 1XX

£1,450 PCM



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10 TAPLEY AVENUE, POYNTON, CHESHIRE SK12 1XX

This well presented three bedroom semi detached house is situated in a convenient and popular location close to excellent schools and the wide range of amenities available in Poynton. The accommodation is bright and particularly well proportioned with good sized rooms throughout. There is a bright through lounge/dining room with patio doors opening onto the rear garden. The kitchen is smartly appointed, and there is the benefit of a side porch with a ground floor WC. To the first floor there are two double bedrooms, a single bedroom and a spacious shower room.

The property is available either furnished or part/unfurnished.

The house stands in attractively landscaped gardens to the front and rear, the rear having a choice of patio areas. A driveway to the front provides good off road parking space.

Tapley Avenue is conveniently located only a short walk from the village centre where a wide array of shops, restaurants, supermarkets including a Waitrose can be found. Poynton has a large recreation centre, a library, civic hall and health centre. Poynton Pool, Lyme Park & The Middlewood Way are all easily accessible and offer delightful areas for enjoying the local scenery. All the schools in the area have an excellent reputation and cater for all ages. 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 accommodation has gas central heating, uPVC double glazing and in more detail comprises:

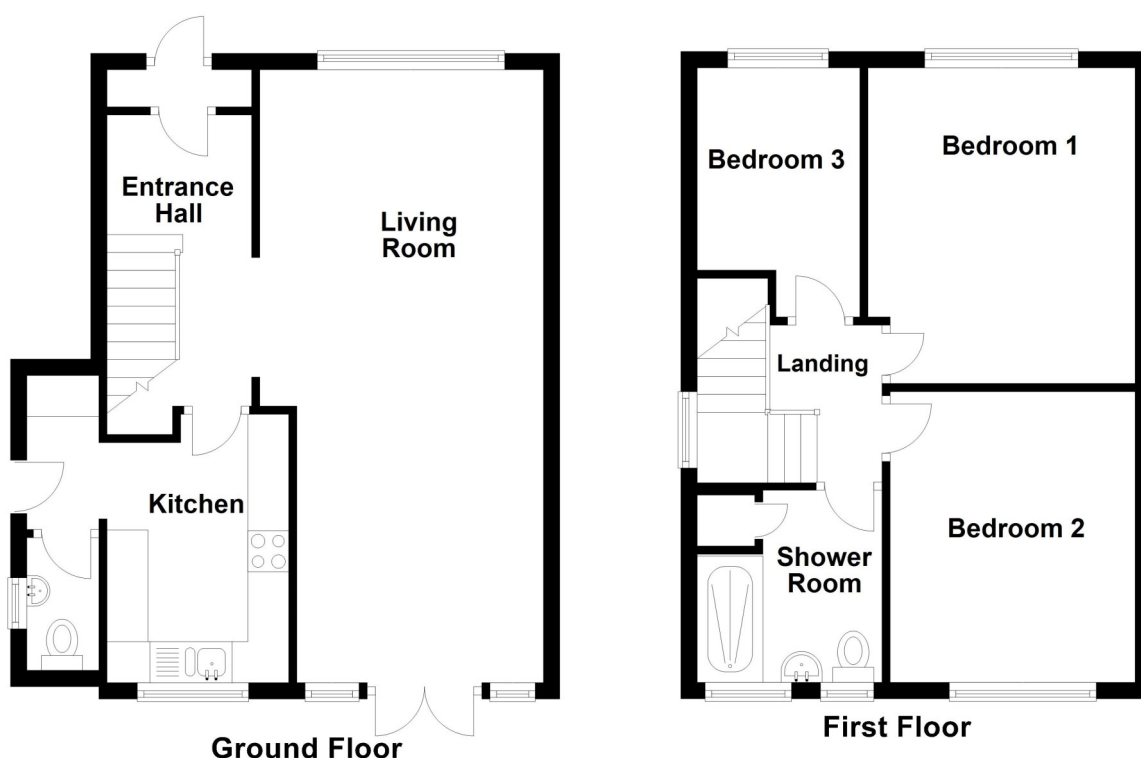
GROUND FLOOR:

ENTRANCE HALL	Stairs to first floor. Central heating radiator.
LOUNGE	13'6" (4.11m) x 11'5" (3.47m) Gas fire with polished stone surround. Central heating radiator. Open to:
DINING AREA	11'1" (3.38m) x 9'11" (3.01m) uPVC double glazed French doors to rear garden. Central heating radiator.
KITCHEN	16'6" (5.04m) x 9'2" (2.80m) Comprehensively fitted with a range of white wall and floor units with worktops incorporating 1½ bowl stainless steel sink. Integral fridge, freezer and dishwasher. Four ring gas hob with hood and electric oven. Washing machine plumbing.
SIDE PORCH	Wall mounted gas fired central heating boiler.
CLOAKROOM/WC	WC and washbasin.

FIRST FLOOR

LANDING	
BEDROOM NO.1	12'7" (3.84m) x 10'8" (3.25m) Fitted wardrobes. Central heating radiator.
BEDROOM NO. 2	11'7" (3.52m) x 10'1" (3.07m) Central heating radiator.
BEDROOM NO. 3	9'11" (3.03m) x 6'10" (2.08m) maximum. Central heating radiator.
SHOWER ROOM	Fully tiled with modern white suite comprising large shower enclosure with thermostatic shower, washbasin in vanity unit and WC with concealed cistern. Towel rail/radiator.

<u>OUTSIDE:</u>	Attractive gardens with driveway, lawns borders and patios.
<u>SERVICES:</u>	Mains services of electricity, gas, water and drainage are laid on and connected.
<u>RENT:</u>	£1,450 per calendar month
<u>TENANCY INFORMATION :</u>	In accordance with the Tenants Fee Act 2019 information relating to Permitted Payments and Tenant Protection can be found on our website www.michael-hart.co.uk .
<u>COUNCIL TAX:</u>	Band 'D'
<u>VIEWINGS:</u>	By appointment with the AGENTS Michael Hart & Company.
<u>ENERGY RATING:</u>	EPC rating 'C'



SURVEYS AND VALUATIONS

Should you require a Valuation, RICS Homebuyers Survey and Valuation, or a full 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.

