

**\*NO ONWARD CHAIN\***  
**A LARGER THAN AVERAGE TWO BEDROOM MID-TERRACE COTTAGE**  
**IN NEED OF UPDATING**  
**WITH DRIVEWAY AND LARGE GARDEN TO THE REAR**



**5 ELM BEDS ROAD, POYNTON, STOCKPORT,**  
**CHESHIRE, SK12 1TG**

**Offers In The Region Of £385,000**

5 ELM BEDS ROAD, POYNTON, STOCKPORT,  
CHESHIRE, SK12 1TG

Offered with no onward chain, this mid-terrace cottage, which is in need of updating, has huge potential for the owners to create a beautiful home. Set back from the lane, with desired attributes such as high ceilings and period features is set in a semi-rural location close to Macclesfield Canal and the Middlewood Way.

At ground floor level there is a useful entrance porch, lounge and dining kitchen. The high ceilings create a feeling of space, with the dining kitchen having been extended to the rear providing a larger footprint.

There is opportunity to extend further without impacting the outside area, as the previous owners created a fantastic landscaped garden running across the back of the adjoining cottage. A driveway has also been added, creating useful off road parking on this small and quiet country lane.

At first floor level are two bedrooms and bathroom.

There is gas fired central heating and uPVC double glazing to the accommodation, which comprises in more detail:-

GROUND FLOOR

ENTRANCE PORCH

LOUNGE                                      15'8" x 13'4" (4.83m x 4.10m). Feature fireplace. Laminate flooring.  
Central heating radiator.

DINING KITCHEN                              14'9" x 13'4" (4.57m x 4.10m). Fitted with units to floor and wall.  
Stainless steel sink. Space for cooker and plumbing for washing  
machine. Central heating radiator. Door to rear garden.

A staircase from the lounge leads to:

FIRST FLOOR

BEDROOM NO.1                              13'4" x 9'3" (4.10m x 2.86m) Feature fireplace. Central heating radiator.  
Views of garden and recreational ground beyond.

BEDROOM NO.2                              10'3" x 9'0" (3.15m x 2.76m) central heating radiator.

BATHROOM                                      Modern 3 piece suite with electric shower over bathtub, WC and  
washbasin in vanity unit. 2 x central heating towel rails.

**OUTSIDE:**

As previously mentioned, large garden to the rear with driveway. Gated front garden with path to property.

**SERVICES:**

All mains services are connected.

**TENURE:**

Leasehold. 999 years with 879 remaining. Split over 4 titles:  
House—CH239489  
Path—CH4422325  
Garden—CH237392  
Driveway—CH421972

**COUNCIL TAX:**

Band 'C'

**PRICE:**

**Offers In The Region Of £385,000**

**VIEWING:**

By appointment with the AGENTS Michael Hart & Company.

**DIRECTIONS:**

From Fountain Place Poynton travel along Park Lane for about three quarters of a mile then at Hockley bear right into Coppice Road. After about half a mile continue into Shrigley Road, carry on over the Middlewood Way bridge. Shrigley Road carries on at the very sharp right hand bend just after the bridge. Elm Beds Road is straight ahead and the property will be found on the left hand side.

**ENERGY RATING:**

EPC rating 'TBC'

**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.



