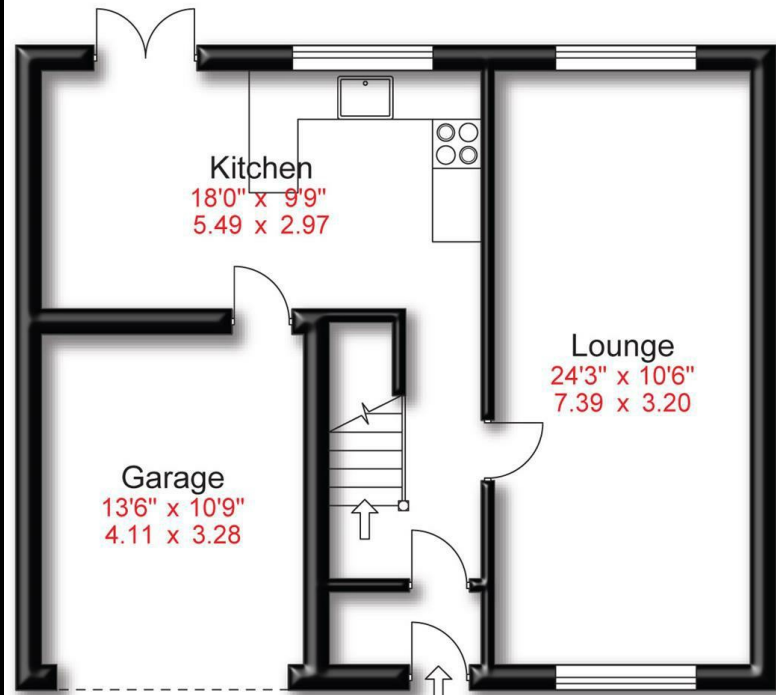
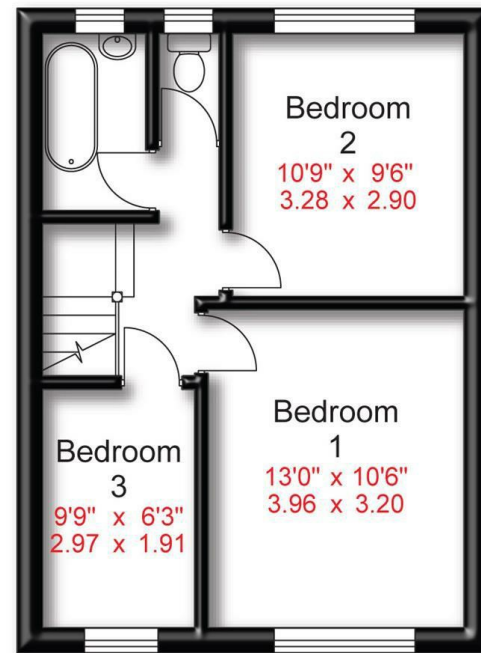


Approx Gross Floor Area = 1096 Sq. Feet



Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Micawber Road | Poynton
Asking Price £375,000



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SALES & LETTINGS

Bedrooms 3

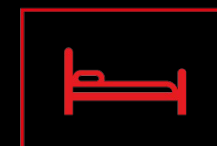
Bath 1

Reception 2

Parking here

Area sq ft

Type here



- South Facing Garden
- Off-Road Parking
- Ideal Family Home
- Walking Distance to Poynton Village
- Quiet Estate
- Close to Schools
- Spacious Garage
- Spacious Living Space

Hibbert Homes are delighted to welcome to the market this exquisite Three Bedroom Semi-Detached property. Situated on a pleasantly quiet estate, this home presents all the right features to make it the perfect family home. With Poynton High School and St Pauls Catholic Primary School being less than 0.5 miles away, this only adds to the ideal family home characteristic further.

Upon entrance to this property, you will be greeted by a spacious hallway, spanning off into a beautifully open living space, with a large bay window and bright decor illuminating the room and drawing in plenty of natural light. Heading into the kitchen, an open plan mannerism is shared, with modern appliances and excellent French doors providing access to the garden being found. The downstairs space is completed with a spacious garage, providing enough space to fit a car inside, as well as acting a fantastic space for storage.

Heading upstairs, Three excellently sized Bedrooms are found, with the main bedroom providing plenty of storage space from fitted wardrobes, and a large window further inviting an abundance of natural light into the room. An elegantly tiled main bathroom with a bath and shower head above, as well as a separate w/c, completes the upstairs.

Heading outside, an excellently maintained south facing garden is found, attracting sunlight all hours of the day and offering plenty of space and privacy, allowing the garden to be perfectly suited for hosting social events, or when it comes to relaxation.

A viewing is highly recommended to fully appreciate the excellence of this property, so please contact Hibbert Homes on 0161 480 0099 enquiries@hibberthomes.com to arrange one.

