



**GASCOIGNE
HALMAN**

9 MIDDLEWOOD ROAD, POYNTON

THE AREAS LEADING ESTATE AGENT



9 MIDDLEWOOD ROAD, POYNTON

ASKING PRICE £295,000

AN IMMACULATELY PRESENTED THREE DOUBLE BEDROOM DUPLEX APARTMENT which is CONVENIENTLY LOCATED within a CENTRAL POSITION of POYNTON VILLAGE. LARGE LOUNGE with FRENCH DOORS to a BALCONY with SEATING AREA, LARGE DINING KITCHEN, MODERN FITTED BATHROOM AND THREE GENEROUS SIZED BEDROOMS. TWO DESIGNATED CAR PARKING SPACES TO THE REAR AND A PRIVATE ENTRANCE.

- A THREE DOUBLE BEDROOM DUPLEX APARTMENT
- IMMACULATELY PRESENTED THROUGHOUT
- ACCOMMODATION OF OVER 1000 SQ FT
- BALCONY WITH OUTDOOR SEATING AREA
- WALKING DISTANCE TO POYNTON VILLAGE
- TWO DESIGNATED PARKING SPACES



Situated in the heart of Poynton village this first floor duplex apartment is perfectly located for all central amenities and countryside walks. The apartment offers deceptive spacious accommodation and in brief the property comprises:- Private entrance, entrance hall with stairs leading to the second floor with useful storage cupboard below. The kitchen is fitted with a comprehensive range of wall and base units with work surfaces over the integrated appliances include a gas hob, double oven, dishwasher and washing machine. There are two double bedrooms to the first floor with bespoke sliding mirrored wardrobes. The bathroom is fitted with a white modern three piece suite complete with a panelled bath with shower over, pedestal wash basin and low level wc. To the second floor is an impressive spacious lounge with feature high level windows giving the room plenty of natural light and a modern fitted electric fire, the lounge has French double doors which lead to the balcony which offers a delightful outdoor seating area, the balcony benefits from a storage cupboard. There is access from the lounge to the third bedroom which has a Velux window. Externally the apartment benefits from two allocated car parking spaces and a private entrance accessed via a staircase at the rear of the building.

DIRECTIONS

SK12 1SH

TENURE

FREEHOLD - COMMONHOLD

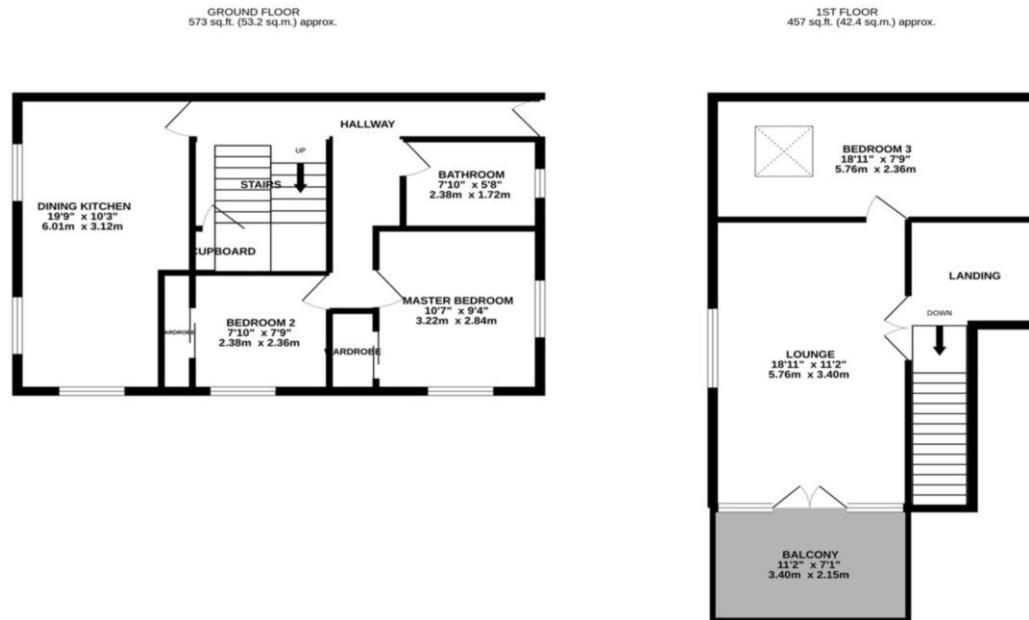
LOCAL AUTHORITY

CHESHIRE EAST COUNCIL - COUNCIL TAX BAND D

SERVICES (NOT TESTED)

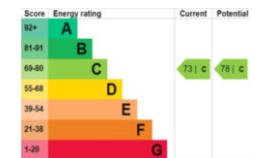
Services have not been tested and you are advised to make your own enquiries and/or inspections.

FLOORPLAN



TOTAL FLOOR AREA: 1029 sq.ft. (95.6 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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