



**GASCOIGNE
HALMAN**

174 PARK LANE, POYNTON

THE AREAS LEADING ESTATE AGENT



174 PARK LANE, POYNTON

OFFERS OVER £425,000

IMMACULATELY PRESENTED, CHARACTERFUL and DECEPTIVELY SPACIOUS THREE DOUBLE BEDROOM MINERS COTTAGE dating back to 1844. CENTRALLY LOCATED within POYNTON VILLAGE. THREE DOUBLE BEDROOMS, STUNNING FOUR PIECE BATHROOM, COTTAGE STYLE KITCHEN, SPACIOUS LOUNGE, SUN ROOM, LAWNED FRONT GARDEN and ENCLOSED SOUTH FACING REAR COURTYARD GARDEN. COMMUNAL RESIDENTS ONLY PARKING.

- A CHARMING THREE DOUBLE BEDROOM MINERS COTTAGE BUILT IN 1844
- CENTRALLY LOCATED WITHIN POYNTON VILLAGE
- BEAUTIFUL AND UNIQUE HOME FINISHED TO A HIGH STANDARD THROUGHOUT
- STUNNING BATHROOM WITH CONTEMPORARY FOUR PIECE SUITE
- DEEP LAWNED FRONT GARDEN AND SOUTH FACING COURTYARD GARDEN TO THE REAR
- COMMUNAL RESIDENTS ONLY PARKING TO THE REAR



Occupying an enviable elevated position and peacefully set behind a deep lawned garden, this charming miners cottage is conveniently placed within Poynton village .Only a few minutes walk to local shops, cafes, bars and restaurants, this immaculately presented period cottage offers a wealth of charm and character throughout. In brief the accommodation comprises:- Warm and inviting lounge with engineered oak wood flooring, bespoke storage cupboards to both alcoves and feature fireplace which includes an oak mantel, gas wood burner style stove and stone hearth. The Kitchen is fitted with cottage style wall, base and drawer units which are complemented by solid oak butcher block worktops with an inset Belfast sink. There is recess space for a cooker, washing machine, tumble dryer and dishwasher. To the rear of the property is the sun room, currently used as a dining room, which provides views and access to the courtyard garden. To the first floor the spacious master and second bedrooms both benefit from floor to ceiling wardrobes. The third bedroom is another double bedroom and has views overlooking the courtyard garden. The stylish bathroom is fully tiled and fitted with a luxurious free standing bath with floor mounted mixer tap, double walk in shower cubicle with overhead and hand held showers, wc, twin countertop sinks and chrome heated towel rail. Externally the property is well set back from the road. There is gated side and rear access. The spacious front garden is predominately laid to lawn, whilst the front terrace includes a raised flowerbed with perennial shrubs. The South facing rear courtyard garden is fully enclosed by perimeter fencing. This low maintenance garden features an Indian stone patio, artificial grass and a raised stone flowerbed which houses a variety of plants and shrubs. Gated access leads to the communal residents only parking area.

DIRECTIONS

SK12 1RG

TENURE

FREEHOLD

LOCAL AUTHORITY

CHESHIRE EAST COUNCIL TAX BAND C

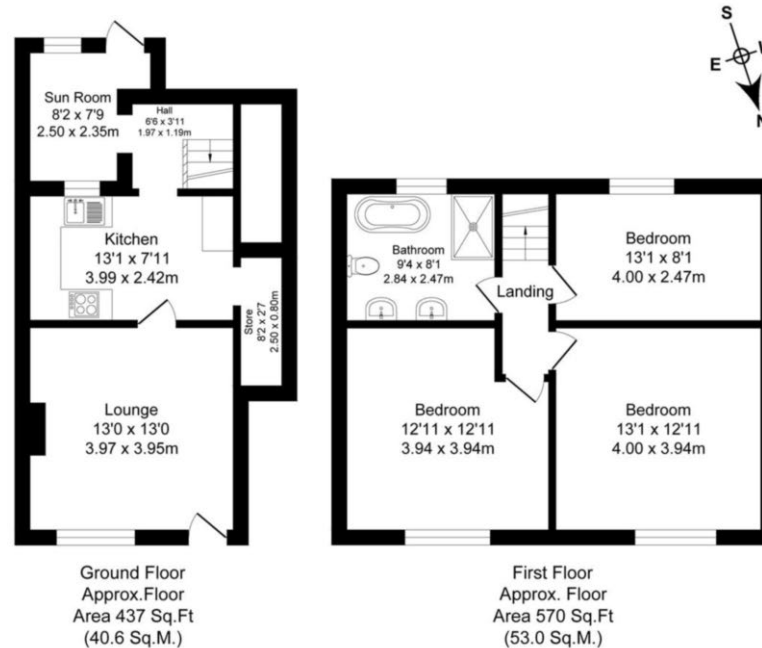
SERVICE CHARGE

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

Park Lane

Total Approx. Floor Area 1007 Sq.ft. (93.6 Sq.M.)

Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



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