



**GASCOIGNE
HALMAN**

39 COPPICE ROAD, POYNTON

THE AREAS LEADING ESTATE AGENT



39 COPPICE ROAD, POYNTON

Offers Over £425,000

IMMACULATELY PRESENTED, CHARACTERFUL and DECEPTIVELY SPACIOUS TWO BEDROOM MINERS COTTAGE boasting ORIGINAL PERIOD FEATURES. LOCATED CLOSE TO POYNTON VILLAGE. TWO BEDROOMS, STUNNING SHOWER ROOM, TWO SPACIOUS RECEPTION ROOMS, KITCHEN, OFF ROAD PARKING, PRIVATE ENCLOSED COURTYARD GARDEN & SEPARATE LARGE REAR GARDEN. BREATHTAKING and UNINTERRUPTED VIEWS to the rear.

- A CHARMING AND SPACIOUS TWO BEDROOM MINERS COTTAGE

- BEAUTIFUL AND UNIQUE HOME FINISHED TO A HIGH STANDARD THROUGHOUT

- POTENTIAL TO EXTEND SUBJECT TO APPROPRIATE PLANNING PERMISSION(S)

- MODERN DOWNSTAIRS SHOWER ROOM

- OFF ROAD PARKING FOR UP TO TWO VEHICLES

- LARGE REAR GARDEN WITH COUNTRYSIDE VIEWS TO THE REAR ASPECT





DESCRIPTION

Occupying an enviable elevated position and peacefully set behind an enclosed gravel front garden with flower beds, this charming miners cottage is conveniently placed close to 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:- An entrance porch, a warm and inviting lounge with tiled flooring with a feature fireplace. The kitchen which is comprehensively fitted with a range of wall, base, and drawer units with roll top work surfaces over. There is recess space for a washing machine while the remainder of the room has ample space for a seating/breakfast area. The separate dining room includes a log burner and provides views and access to the courtyard garden. To the rear of the property is the fully tiled shower room which has been fitted to a high specification and includes a modern three piece suite complete with low level wc, vanity unit with wash basin inset, an enclosed walk in shower. To the first floor is the spacious master bedroom and the second bedroom, the master bedroom benefits from a feature fireplace and both bedrooms include fitted wardrobes. Externally the property is well set back from the road. There is gated front and rear access. The rear courtyard garden is fully enclosed and provides access to the external store cupboard currently being used as a utility cupboard. To the rear of the property is a driveway and the outbuilding which is currently being used as a workshop by the current owner. The rear garden features a potting shed and includes a variety of plants and shrubs and has stunning open countryside views.

DIRECTIONS

SK12 1SL

TENURE

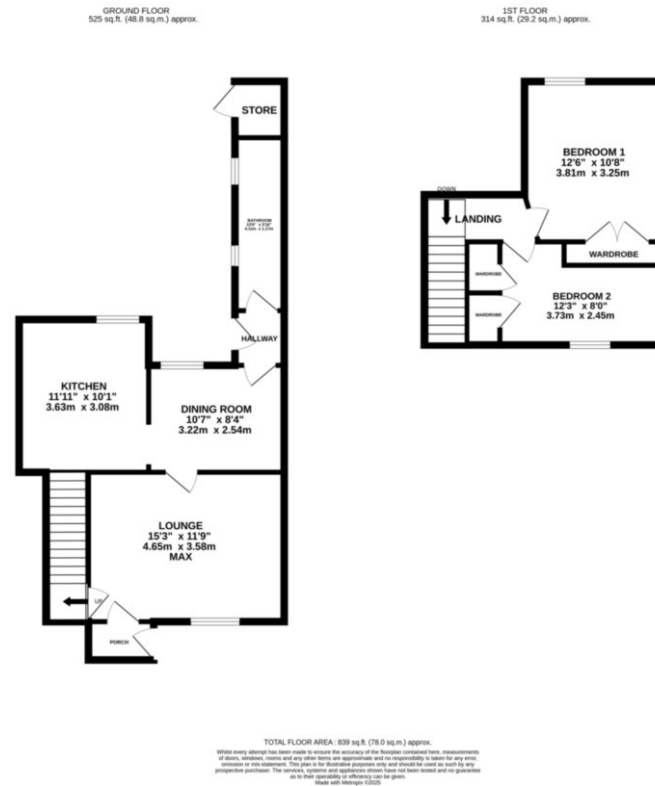
FREEHOLD

LOCAL AUTHORITY

CHESHIRE EAST COUNCIL TAX BAND D

SERVICES

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



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