



**GASCOIGNE
HALMAN**

5 BULKELEY ROAD, POYNTON

THE AREAS LEADING ESTATE AGENT



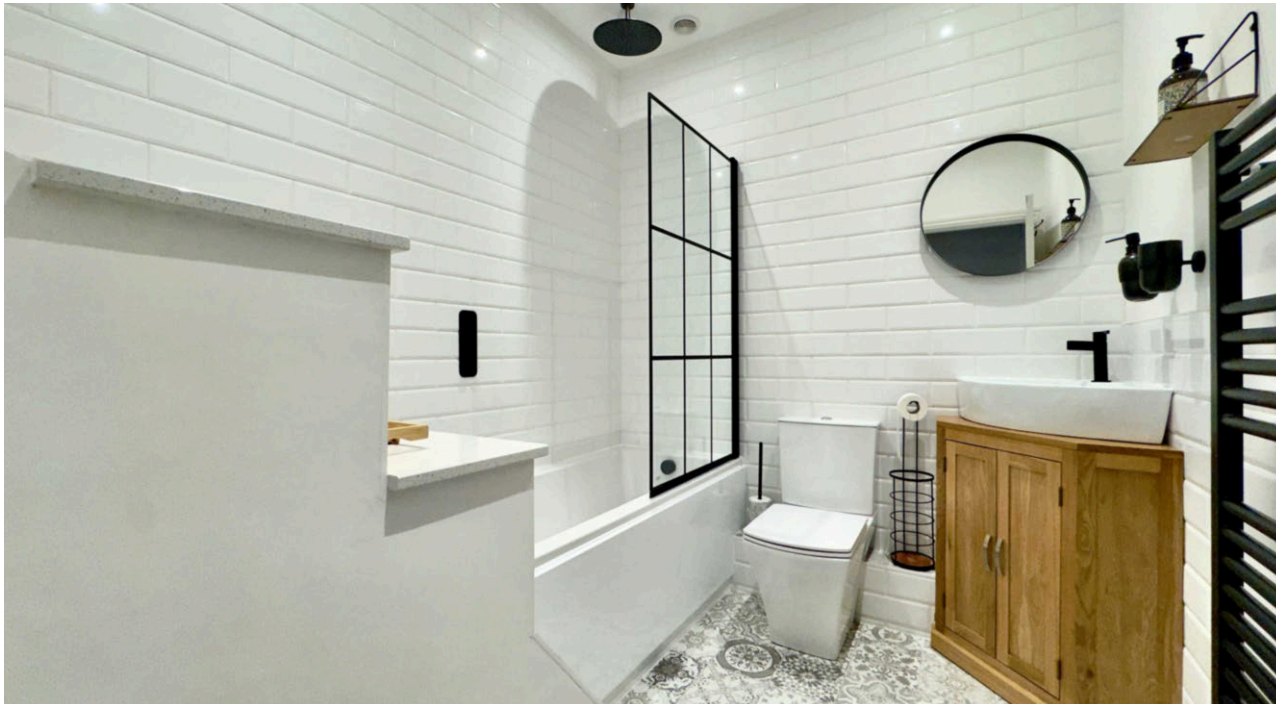
5 BULKELEY ROAD, POYNTON

Offers Over £350,000

A STUNNING TWO DOUBLE BEDROOM MIDDLE OF TERRACE COTTAGE LOCATED in the HEART of POYNTON VILLAGE, PRESENTED to the HIGHEST STANDARDS THROUGHOUT. LOUNGE with FEATURE FIREPLACE, SEPARATE DINING ROOM, MODERN FITTED KITCHEN, TWO DOUBLE BEDROOMS and CONTEMPORARY BATHROOM. DRIVEWAY providing OFF ROAD PARKING. PRIVATE REAR COURTYARD and SEPARATE LAWNED GARDEN.

- ** NO CHAIN **
- A TWO DOUBLE BEDROOM MIDDLE OF TERRACE COTTAGE
- IMMACULATELY PRESENTED THROUGHOUT
- CENTRALLY LOCATED IN THE HEART OF POYNTON VILLAGE
- TWO SEPARATE RECEPTION ROOMS
- DRIVEWAY PROVIDING AMPLE OFF ROAD PARKING, PRIVATE ENCLOSED COURTYARD AND SEPARATE LAWNED GARDEN





Located centrally within Poynton village and a few minutes walk to the local shops, bars and restaurants this two double bedroom cottage has been refurbished by the current vendors to the highest of standards and now offers immaculately presented and spacious accommodation throughout. In brief the accommodation comprises :- Lounge with feature fireplace which incorporates a oak mantel beam, Valor gas stove and stone hearth. Herringbone flooring continues into the separate dining room which has ample space for a formal dining table and chairs, stairs provide access to the floor and include a useful storage cupboard below. To the rear of the property is the kitchen which is fitted with a comprehensive range of white modern high gloss base, wall and drawer units these are complemented by black work surfaces over, the integral appliances include a double oven, and hob with chimney style extractor over. There is recess space for a fridge and washing machine. To the first floor there are two double bedrooms both of which have feature cast iron fireplaces. The stunning bathroom is partially tiled and is fitted with a panelled bath with ceiling mounted shower head, low level wc, oak corner vanity unit with countertop wash basin and heated towel rail. Externally to the front of the property is an imprinted concrete driveway providing off road parking. To the rear of the property is an enclosed courtyard which is flagged for low maintenance, a gate accesses a rear pathway, the garden/allotment area can be found at the top on the left hand side (title plan CH309549), it is fully enclosed by perimeter fencing and established and predominately laid to lawn with a raised decked seating area and storage shed.

DIRECTIONS

SK12 1NR

TENURE

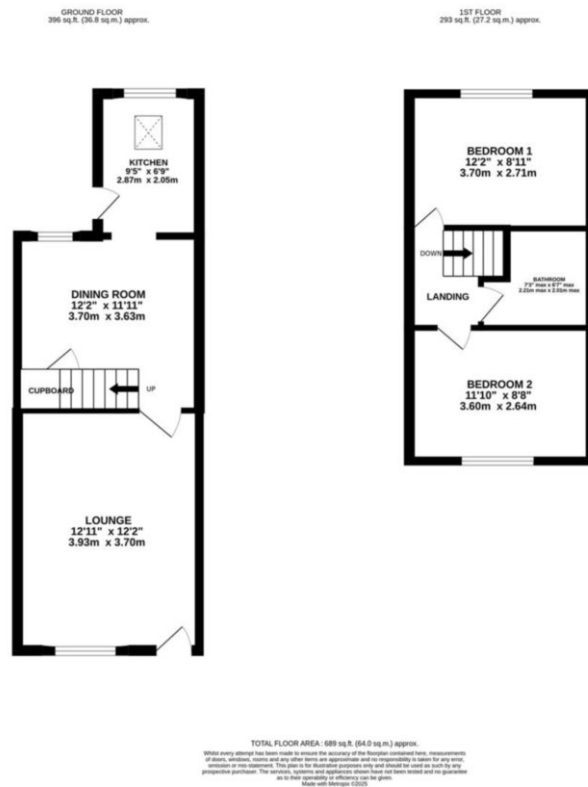
FREEHOLD

LOCAL AUTHORITY

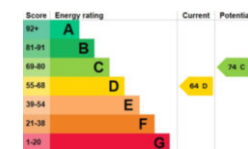
COUNCIL TAX BAND C

SERVICE (NOT TESTED)

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



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