



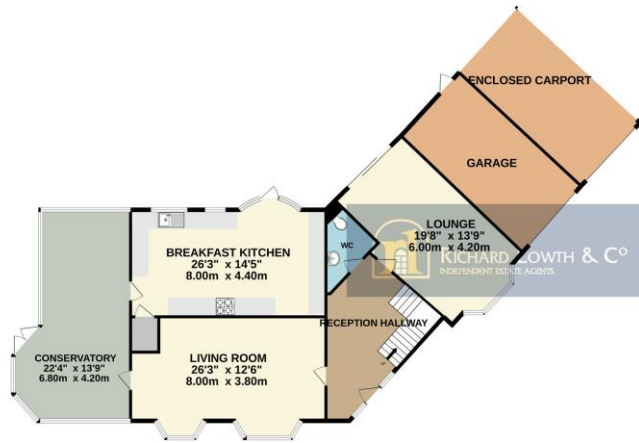
13 Clifford Road, Poynton, Cheshire, SK12 1HY



RICHARD LOWTH & Co
INDEPENDENT ESTATE AGENTS



GROUND FLOOR



1ST FLOOR



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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13 Clifford Road, Poynton, Cheshire, SK12 1HY

Price: £735,000

- A Splendid, Extended 4 Bed Detached Family Home
- Excellent Location, Positioned on a Highly Regarded Road
- Great Corner Plot with Superb Kerb Appeal
- Spacious Lounge & Separate Living Room
- Well Appointed Dining Kitchen + Conservatory
- Bathroom, Shower Room & Downstairs Washroom/WC
- Excellent Gated Driveway Parking, Garage & Enclosed Carport
- Close to Well Regarded Schools, Shops & Railway Station
- Beautiful Gardens to Front & Rear
- A Property Not to be Missed

This splendid looking, extended detached family home enjoys an excellent corner position on a highly regarded road within a sought after district of the village and offers spacious accommodation with some great features.

As you approach the property, there is a storm porch and this in turn opens into a welcoming hallway with impressive staircase leading off. There is a washroom/wc, a very comfortable lounge and an additional 26ft living room. There also a well appointed dining kitchen and this in turn leads into the conservatory.

To the first floor, there is an attractive galleried style landing and four very good bedrooms along with a family bathroom with white suite and additional shower room and separate wc.

Outside, there is gated driveway which provides excellent parking and with a garage and enclosed carport and also well tended garden, the rear being well screened with evergreen hedging.

The property has gas fired central heating and also benefits from air conditioning.





CONTACT

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Further Information

Services (NOT TESTED):
All mains services are connected to the property.

Local Authority:
Cheshire East Council. For more information on the local area and services log onto
<http://www.cheshireeast.gov.uk/home.aspx>

Council Tax Band: G

Postcode: SK12 1HY

Energy Performance Rating: C

Tenure: Understood to be Freehold.