

1 Georges Close Poynton



A GOOD SIZED, WELL MAINTAINED DETACHED BUNGALOW WHICH OCCUPIES A LOVELY CUL-DE-SAC POSITION ONLY A SHORT WALK FROM THE THRIVING VILLAGE CENTRE. MATURE, WELL TENDED GARDENS & OPEN REAR ASPECT ALONG WITH ACCOMMODATION WHICH INCLUDES LOUNGE WITH FEATURE FIREPLACE; ATTRACTIVE APPOINTED DINING KITCHEN; MODERN SHOWER/WC; 2 BEDROOMS; SUN ROOM; GOOD PARKING & DOUBLE GARAGE. NO ONWARD CHAIN.

£335,000

This fine and very appealing detached bungalow occupies a very well regarded, highly convenient central location, being nicely positioned on a small quiet cul-de-sac and offering comfortable, well designed accommodation along with delightful gardens. There are a number of noticeable features such as the modern fitted dining kitchen and the attractively fitted shower room/wc with double width enclosure. In addition, there is a spacious lounge with feature fireplace, sun room to the rear and two well proportioned bedrooms. The major feature of the property is the double garage, which could no doubt be developed further, subject to approval, to extend the living accommodation, if so desired. The block paved driveway provides excellent parking and further enhances the overall appearance, there is a beautiful, well established side garden, easily managed rear courtyard garden from which views over the school playing field can be enjoyed. The property has gas fired central heating and UPVC double glazing.

Poynton is a thriving community orientated village with its revitalised centre and imaginative pedestrian/vehicular shared space scheme really adding to the overall positive atmosphere. Waitrose, Morrisons, Asda all have outlets around the village and within a short car journey, Marks & Spencer and John Lewis can be found.

The village itself is just within the Cheshire boundary and surrounded by Green Belt with Lyme Park and the Middlewood Way being on the doorstep. The Railway Station provides a frequent commuter service to the city centre, Stockport and Macclesfield.

In terms of education, all schools around the village, including Primary and Secondary are extremely highly regarded.

Other amenities of the area include canal fishing and boating at Higher Poynton, Golf Club, Tennis, Cricket and Bowling Clubs, Poynton Sports Club and Community Centre.

DIRECTIONS

From Poynton village centre, head out along London Road South before turning left into Georges Road West following the road around into Georges Close, where the bungalow will be found positioned on the left hand side.

ACCOMMODATION

GROUND FLOOR

ENCLOSED PORCH

UPVC double opening outer doors. Quarry tiled step. Outside light.

HALLWAY

Entrance door. Double radiator. Hinged trapdoor providing access to loft area. Three wall light points. Decorative coved ceiling.

LOUNGE

21' 2" x 12' 2" (6.45m x 3.71m)

Well presented main living room, a focal point being made of the period feature fire surround with white marble inset and hearth and incorporating living flame coal burning effect fitted gas fire and grate. UPVC double glazed and leaded bow window with display sill. UPVC side and rear window. Two radiators. Decorative coved ceiling.



MODERN DINING KITCHEN

17' 6" x 11' 10" (5.33m x 3.60m)

Providing a good arrangement of modern cream units with stainless steel handles with cupboards to both base and eye-level. Tall storage cupboard. Grey working surfaces. Electric ceramic hob. Double oven into housing unit with cupboards above and below. 1 1/2 bowl sink unit with mixer tap. Space for table and chairs. Radiator. Ceiling spotlights. UPVC double glazed patio door and window providing views along with access out to the courtyard style garden and with aspect over the primary school playing field. Chrome towel warmer. UPVC double glazed door providing access to:



SUN ROOM

16' 4" x 6' 5" (4.97m x 1.95m)

Ceramic tiled floor. UPVC double glazed window along with side access door and internal door to garage. Pleasant rear aspect.

BEDROOM ONE

11' 11" x 9' 9" + door recess (3.63m x 2.97m)

Fitted furniture which includes wardrobes, cupboards and dresser area with cupboards above. UPVC double glazed rear window. Radiator.



BEDROOM TWO

12' 1" x 9' 2" (3.68m x 2.79m)

UPVC double glazed and leaded front bow window with display sill. Fitted furniture which includes wardrobes, bed recess with cupboards above and bedside cabinet. Radiator.



WELL APPOINTED SHOWER ROOM/WC

Modern white suite which includes double width shower enclosure with glass screen and good quality shower attachment finished with highly durable wet wall. Washbasin set into surface with mixer tap and toiletries cabinet below. Low level wc with concealed cistern. Complementary fully tiled walls. UPVC double glazed and leaded front window. Chrome towel warmer/radiator.

OUTSIDE

BLOCK PAVED DRIVEWAY

Providing useful parking.

DOUBLE GARAGE:

GARAGE 1

17' 5" x 9' 7" (5.30m x 2.92m)

Remote controlled up and over door. Power and light supply. Utility cupboard providing plumbing for washing machine and housing Gloworm wall mounted gas fired central heating boiler. Glazed door providing access to:

GARAGE 2

20' 7" x 8' 7" (6.27m x 2.61m)

Remote controlled up and over door. Gas and electric meters. UPVC double glazed rear window. Power and light supply.

GARDENS

Delightful side garden area which is of good size and beautifully tended with a whole variety of mature trees along with neat lawns and borders containing a variety of shrubs and bushes. Well fenced boundaries. Metal side gateway. Neat front lawn with borders and evergreen trees. Easily managed courtyard style paved rear garden with raised borders.



POST CODE: SK12 1JZ

TENURE: To be Advised

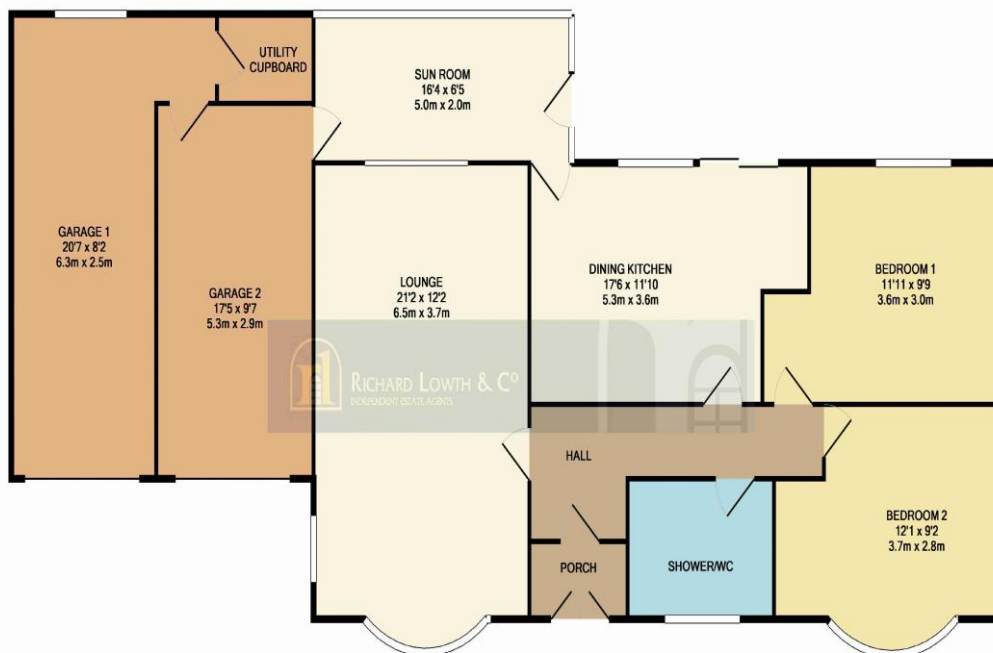
LOCAL AUTHORITY: Cheshire East Council. For more information on the local area and services log onto www.cheshireeast.gov.uk

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

VIEWING: Strictly by appointment through the Agent. Telephone 01625 859911

POSSESSION: Vacant possession upon completion.

**Mortgage & Residential Lettings
Department
Tel: (01625) 859911**



Whilst every attempt has been made to ensure the accuracy of the floor plan 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 suitability or efficiency can be given.
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AGENT'S NOTE

For Clarification, purchasers should be aware that the agent has prepared these particulars as a general guide. The agent has not carried out a details survey nor tested the services, or any other specific fittings. Room sizes should not be relied upon for carpets or furnishings. The agent has not checked the legal documents to verify the freehold/leasehold status of the property. The buyer is advised to obtain verification from their solicitor or surveyor. Any moveable contents, fixtures and fittings, where wired or not, referred to in the particulars, including shown in photographs, are, unless stated otherwise, excluded from the sale.