

# Station House Chester Road, Poynton



A VERY SPECIAL DOUBLE FRONTED SEMI DETACHED HOME OF CHARACTER WHICH OFFERS WELL PRESENTED AND APPOINTED ACCOMMODATION OF GOOD PROPORTIONS. GENEROUS PLOT WITH EXTENSIVE PARKING AND DOUBLE GARAGE; HALL; LOUNGE AND SEPARATE DINING ROOM; SITTING ROOM; ATTRACTIVE KITCHEN AND BATH/SHOWER/W.C.

**£212,000**

This eye-catching red brick semi detached home of character is certain to leave a very positive impression particularly when you note comfortable, well presented and improved accommodation along with the generous sized plot which extends significantly out to the side to provide extensive parking along with a large garage.

The property's name possibly provides a clue to its past history and over the years the property has been further enhanced with leaded windows, wrought iron railings and a cobbled effect driveway really adding tasteful finishing touches.

The property is tastefully decorated and is warmed by a gas fired central heating system which itself is powered by a combination boiler. The room layout in brief providing to the ground floor of an entrance hall, lounge with feature fireplace, separate dining room, again with natural brick fireplace, sitting room and a well appointed kitchen.

To the first floor, there are two double bedrooms, one of which has a useful walk-in wardrobe and there is also a spacious, well appointed bath/shower/wc.

Outside and as mentioned previously, there is extensive parking along with a garage, whilst to the rear there is a lawned rear garden with boundary wall and additional cobbled effect sitting area.

Poynton is a pleasant village, just within the Cheshire boundary and surrounded on all sides by Green Belt and to the south by the lower reaches of Lyme Park, a National Trust Property.

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.

Poynton Railway Station lies close by and provides a frequent commuter service to the City and surrounding areas and bus services operate to Macclesfield, Stockport and Manchester.

Educational facilities include infant/primary schools, Roman Catholic Primary School and Poynton High School (Comprehensive) lies on Yew Tree Lane with adjacent Sport Centre and Swimming Pool, open to the public out of school hours.

## **DIRECTIONS**

From our office on Park Lane, head across the main traffic light junction onto Chester Road, continuing along bearing right just by the bridge where Station House will be found positioned on the left hand side.

## **ACCOMMODATION**

### **GROUND FLOOR**

#### **ENTRANCE HALL**

Front entrance door. Stairs leading off. Panelled doors leading off.

#### **LOUNGE**

**14' 0" x 12' 8" (4.27m x 3.86m)**

A very comfortable, tastefully presented room, a focal point being made of the chimney breast with period dark wood feature fire surround with marble style inset and hearth and open grate. Double glazed front and side windows. Double radiator. Coved ceiling. Decorative ceiling rose. Dimmer switch.



#### **DINING ROOM**

**14' 4" x 12' 1" (4.37m x 3.68m)**

A spacious living room, a focal point being made of the rustic brick chimney breast/fireplace with slate hearth and dark wood mantelpiece. Leaded front window. Coved ceiling. Decorative ceiling rose. Tastefully decorated. Double radiator. Folding double doors with decorative etched glazed panes leading through to:



#### **SITTING ROOM**

**13' 9" x 4' 9" (4.19m x 1.45m)**

Ceramic tiled floor. Leaded window. Double radiator. Wall light points. Under stairs storage cupboard.

**ATTRACTIVE KITCHEN**

**14' 1" x 6' 11" (4.29m x 2.11m)**

Providing a good arrangement of oak style units which include base cupboards, wall cupboards and drawer unit. Grey speckled patterned working surfaces along with additional wood block patterned surface. Belfast deep ceramic sink unit with chrome Victorian style mixer tap. Ceramic tiled floor. Cooker point. Integrated fridge and freezer. Vaillant wall mounted gas fired central heating boiler. Leaded rear window and stable door. Coved ceiling. Ceiling spotlights.

**FIRST FLOOR**

**LANDING**

Leaded rear window with display sill.

**BEDROOM 1**

**14' 3" x 12' 5" (4.34m x 3.78m)**

Leaded front window. Tastefully decorated. Double radiator. Picture rail. Built-in cupboard.

**BEDROOM 2**

**14' 4" x 12' 1" (4.37m x 3.68m)**

Chimney breast. Leaded window. Double radiator. Walk-in wardrobe.

**SPACIOUS BATH/SHOWER/WC**

White suite with chrome Victorian style fittings including bath with white wood panel to the side. Pedestal washbasin and low level wc. Double width shower enclosure with glazed screen and door and good quality shower attachment. Complementary fully tiled walls. Tiled floor. Leaded rear window. Radiator.



**POST CODE:** SK12 1HB

**TENURE:** Advised Freehold and free from Chief Rent. Interested purchasers should seek clarification from their solicitor.

**LOCAL AUTHORITY:** Cheshire East Council. For more information on the local area and services log onto [www.cheshireeast.gov.uk](http://www.cheshireeast.gov.uk)

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

**OUTSIDE**

**EXTENSIVE CRETE PRINTED COBBLED EFFECT DRIVEWAY**

Providing parking for numerous motor vehicles and with wrought iron gateway.

**DETACHED GARAGE**

**18' 2" x 13' 2" (5.54m x 4.01m)**

Double doors.

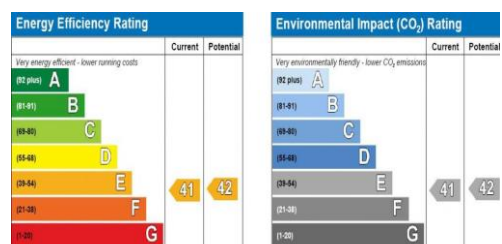
**GARDENS**

Brick boundary wall to the front with decorative wrought iron railings and gateway. Crete print cobbled effect areas to the front and side and with matching pathways to the rear. Lawned area along with brick boundary wall. Original coal/tool store. Floodlighting. Cold water tap. Lawned area.



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

**POSSESSION:** Vacant possession upon completion.







## MORTGAGE ADVICE

We are able to arrange mortgage finance through any Bank or Building Society of your choice and are pleased to obtain independent financial quotations for comparative purposes. All mortgages are subject to status and valuation.

Written quotations will be available on request.

*Warning: Your home is at risk if you do not keep up repayments on a mortgage or other loan secured against it.*

## AGENT'S NOTE

For clarification, purchasers should be aware that the agent has prepared these sales particulars as a general guide. The agent has not carried out a detailed survey nor tested the services, or 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 property particulars, including any shown in photographs, are, unless stated otherwise, excluded from the sale.