



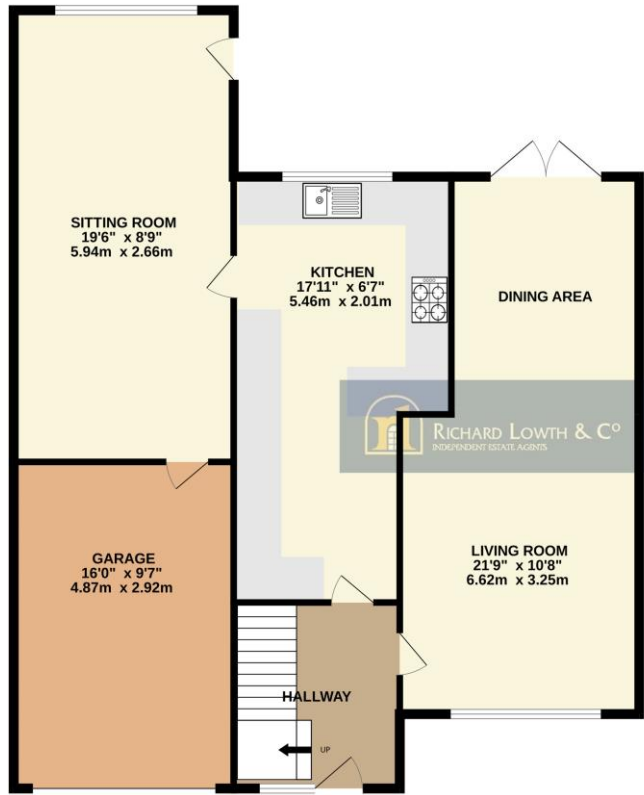
41 Parklands Way, Poynton, Cheshire, SK12 1AL



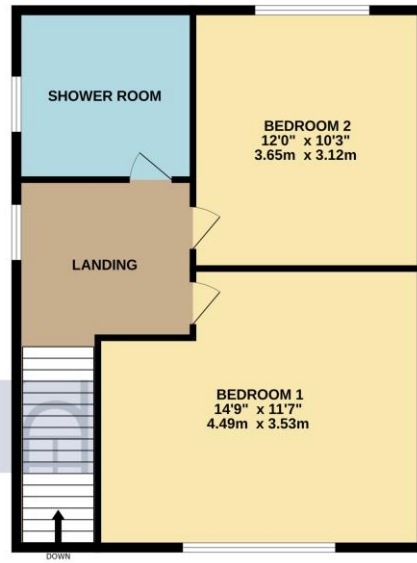
RICHARD LOWTH & CO
INDEPENDENT ESTATE AGENTS



GROUND FLOOR



1ST FLOOR



41 Parklands Way, Poynton, Cheshire, SK12 1AL

Price: Offers Over £325,000

This very well positioned, dormer style semi detached property is nicely situated on a popular development, being an easy distance from Poynton village centre and offers extremely deceptive accommodation, and whilst in need of general improvement, does offer excellent potential.

As you enter the property, there is a hallway and leading off to the right, there is a main living/dining room which measures 21' 9" in length with marble style fireplace and double doors leading out onto the rear garden.

The breakfast kitchen provides ample cupboard storage space, good working surfaces and a small breakfast bar area. There is also an additional 19' 6" living room, with door leading out to the rear garden.

To the first floor and leading from the landing, there are two genuine double bedrooms, a shower room/wc with white suite and double width shower enclosure.

The property has UPVC double glazing and gas fired central heating with combination boiler.

Outside, there is excellent driveway parking and with a garage and lawned front garden, whilst at the rear, there is good sized, private garden with sitting area, lawn and Monkey Puzzle tree.

As mentioned, the village centre is close by as is a very useful small parade of shops and cafe just across the road. There are some very pleasant walks close by including the large open green area at the top of the development.

Overall this is an excellent property which should be viewed to fully appreciate its excellent potential.





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

<https://www.cheshireeast.gov.uk/home.aspx>

Council Tax Band: D

Postcode: SK12 1AL

Energy Performance Rating:

Tenure: Freehold