

98 Worth Clough, Middlewood Road, Poynton, Cheshire, SK12 1SH



BASEMENT

GROUND FLOOR

1ST FLOOR

CELLAR











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Price: £450,000

Worth Clough Cottages are a well-known picturesque landmark row of terraced properties which are steeped in local history and no. 98 is originally believed to have been the blacksmith's cottage and is a very quaint but sizeable end terraced home which offers an exceptional opportunity to create a bespoke home tailored to your own tastes, being nestled peacefully away from the road and offering a perfect retreat from the hustle and bustle of daily life.

The large side garden with brook is a rare find and provides ample space for outdoor activities, gardening and even potential expansion (subject to planning permission).

The property has remained largely untouched for many years, so it requires complete renovation, but it certainly has excellent potential for the right buyer who has the time, energy and money to invest in creating what could be a wonderful home. In terms of the accommodation, there is an old but attractive front porch, two good sized living rooms with original built-in cupboards and to the front room there is an open cast-iron fireplace. There is a kitchen with door and steps to the basement cellar area and there is a well appointed additional ground floor shower/WC.

To the first floor leading from the long landing, there are three large bedrooms along with a bath/shower/WC

The property has gas fired central heating.

Out of the rear, there is a small courtyard area with store, coal store and WC and to the front and side, there are large gardens.

The property is located a nice distance from the thriving village centre and it's wide range of amenities added to which it is ideally placed for the open countryside with any number of scenic walks close by.









PROPERTY MISDESCRIPTIONS ACT 1991: The Agents has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Buyer. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view. R436



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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: E Postcode: SK12 1SH Energy Performance Rating: Tenure: Freehold Square Footage: 1253

TV/Satellite: BT, Sky