

53 Milton Drive Poynton



AVERY SPACIOUS, EXTENDED DETACHED BUNGALOW WITH LARGE BEAUTIFULLY TENDED GARDEN AND OCCUPYING A HIGHLY REGARDED CENTRAL LOCATION. 28' LIVING ROOM; DINING AREA; MODERN KITCHEN WITH GRANITE WORKTOPS. PORCH/SUN ROOM; 2 BEDROOMS WITH ROBES; BATH/SHOWER/WC; USEFUL 33' LOFT AREA. BLOCK PAVED DRIVEWAY; GARAGE.

£349,950

This particular extended detached bungalow occupies an excellent position within a highly regarded central location and offers spacious, extended accommodation along with a large, beautifully tended rear garden.

The property offers well designed accommodation which includes a welcoming hallway, large lounge with cream marble style fireplace and large picture window/patio door overlooking the rear garden and archway leading through to a separate dining area.

There is a modern, well equipped kitchen with white units and complemented black granite working surfaces and high quality Karndean grey floor tiles and there are two good bedrooms, both of which have fitted furniture.

There is a bath/shower/wc, again finished with Karndean style flooring. There is a side porch/sun room and a large 33 ft loft area, which no doubt, subject to planning consent/building approval, could be developed further.

The property has gas fired central heating and UPVC double glazing. Outside, the block paved driveway provides useful parking and there is an integral garage.

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 centre, turn right off Chester Road into Burton Drive continuing to the end

and turning left into Milton Drive, where the bungalow will be found immediately on the right, clearly identified by a Richard Lowth & Company For Sale board.

ACCOMMODATION

WIDE HALLWAY

20' 11" in length (6.38m)

LOUNGE

28' 1" x 13' 2" (8.56m x 4.01m)



DINING AREA

10' 2" x 8' 4" (3.1m x 2.54m)



BREAKFAST KITCEHN

9' 2" x 16' 10" (2.79m x 5.13m)



SIDE PORCH/SUN ROOM

25' 11" x 4' 11" widening to 7' 7" (7.9m x 1.5m widening to 2.31m)

BEDROOM 1

12' 5" x 11' 0" (3.78m x 3.35m)



BEDROOM 2

10' 11" x 8' 11" (3.33m x 2.72m)

BATH/SHOWER/WC

USEFUL LOFT AREA

33' 4" in length (10.16m)

POST CODE: SK12 1EZ

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**

OUTSIDE

BLOCK PAVED DRIVEWAY

GARAGE

15' 11" x 8' 8" (4.85m x 2.64m)

LARGE BEAUTIFULLY TENDED REAR GARDEN



