



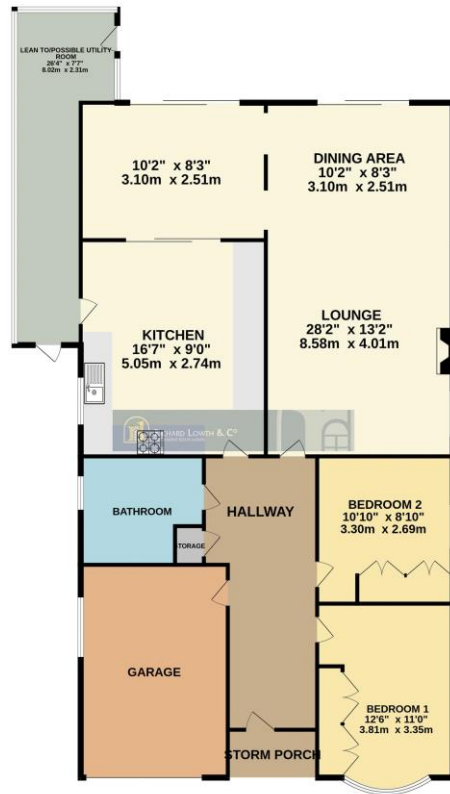
53 Milton Drive, Poynton, Cheshire, SK12 1EZ



RICHARD LOWTH & CO  
INDEPENDENT ESTATE AGENTS



GROUND FLOOR





# 53 Milton Drive, Poynton, Cheshire, SK12 1EZ

Price: Offers Over £530,000

- Spacious, Well Presented & Extended Detached Bungalow
- Prime, Village Centre Location
- Fabulous, Beautifully Tended Gardens
- 28' Living Room & Separate Dining/Sitting Area
- Useful 33' Loft Area with Great Potential
- Modern Kitchen with Extensive Storage
- Attractive Bathroom/WC
- 2 Good Bedrooms with Wardrobes
- Garage & Block Paved Driveway
- Gas Central Heating with Combination Boiler

Offering a perfect blend of comfort and convenience, this spacious, well maintained and considerably extended detached bungalow is ideally positioned within a sought after area, close to the excellent village centre and with fabulous, well tended and private rear gardens.

A viewing is essential to fully appreciate this delightful home which features a welcoming 20' hallway, excellent 28' living room with feature fireplace and patio doors overlooking the wonderful gardens. There is a separate dining area with picture windows providing garden views and leading off is a very modern, well appointed kitchen with extensive storage. UPVC lean to/possible utility room. There are two good bedroom positioned to the front and side of the property and both with wardrobes and a modern fitted bathroom/wc.

The property benefits from a large 33' loft area with roof and rear window which no doubt, subject to planning permission offers additional potential.

There is gas central heating with combination boiler and UPVC double glazing throughout.

Externally, the property provides block paved driveway for off road parking and an integral garage. To the rear, there are superb, beautifully tended gardens which will be sure to leave a lasting impression.







## 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: E

SQUARE FOOTAGE: 1352 (including  
garage, excluding loft area)

Postcode: SK12 1EZ

Energy Performance Rating: TBC

Tenure: Leasehold. 931 years remaining.  
Bottom of garden noted to be Freehold.

Satellite / Fibre TV Availability: BT, Sky