



86 Micawber Road, Poynton, Cheshire, SK12 1UP

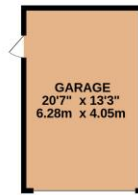
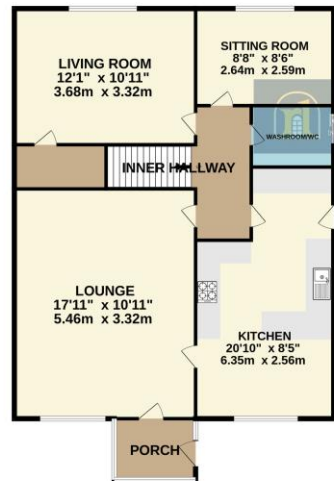


RICHARD LOWTH & CO  
INDEPENDENT ESTATE AGENTS

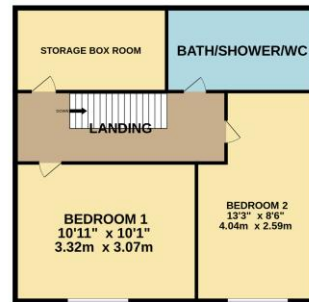




GROUND FLOOR



1ST FLOOR



RICHARD LOWTH & C<sup>o</sup>  
Estate Agents





# 86 Micawber Road, Poynton, Cheshire, SK12 1UP

Price: £380,000

- Very Flexible, Well Designed & Quite Deceptive Semi Detached Family Home
- Popular Location being a Nice Walk to the Village Centre
- Convenient for Poynton High School
- Good Sized Living Room & Dining Kitchen
- 2 Additional Ground Floor Rooms which could be Living Rooms or Bedrooms
- 2 Excellent 1st Floor Bedrooms + Box Room with Great Extension Potential (Subject to Planning)
- Downstairs WC & Well Appointed Bath/Shower/WC
- Good Driveway Parking & Garage
- Pleasant, Easily Maintained Rear Garden

This very deceptive, well designed and flexible semi detached family home occupies a great position within a popular area and being a nice walk from the village centre & Poynton High School.

Well planned accommodation which consists of a welcoming enclosed porch, good sized lounge with feature fireplace, dining kitchen, inner hallway leading through to 2 additional living rooms or potential bedrooms, along with downstairs washroom/wc.

To the first floor and leading from the landing there are 2 further bedrooms (both of good size), a storage box room (potential to extend, subject to planning) and a good bath/shower/wc.

Outside, there is off road driveway parking, a detached garage and easily maintained and landscaped gardens. This property is well worth a viewing.







## 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 1UP

Energy Performance Rating:

Tenure: Advised to be Freehold