

86 Micawber Road, Poynton, Cheshire, SK12 1UP



GROUND FLOOR

SITTING ROOM 8'8" x 8'6" 2.64m x 2.59m

KITCHEN 20'10" x 8'5" 6.35m x 2.56m

LIVING ROOM 12'1" x 10'11" 3.68m x 3.32m

LOUNGE 17'11" x 10'11" 5.46m x 3.32m

PORCH

GARAGE 20'7" x 13'3" 6.28m x 4.05m 1ST FLOOR

STORAGE BOX ROOM

BEDROOM 1 10'11" x 10'1" 3.32m x 3.07m BATH/SHOWER/WC

BEDROOM 2 13'3" x 8'6" 4.04m x 2.59m







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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.









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: D

Postcode: SK12 1UP

Energy Performance Rating:

Tenure: Advised to be Freehold