

10 Midway Drive Poynton



IMMACULATE 3 BED/2 BATH, FIRST FLOOR APARTMENT TASTEFULLY PRESENTED AND WELL APPOINTED WITH ACCOMMODATION OF GOOD DESIGN. GAS CENTRAL HEATING AND UPVC DOUBLE GLAZING AND ALSO FEATURING 18'7" LOUNGE; MODERN BREAKFAST KITCHEN WITH APPLIANCES; BEDROOM 1 WITH EN-SUITE; ATTRACTIVE BATH/W.C; PARKING. SHOULD BE VIEWED.

£199,950

This very spacious three bedroom/two bathroom first floor apartment offers well designed, tastefully appointed accommodation within a small, attractive development still only in its infancy and is certainly worth a more detailed personal inspection to fully appreciate.

The property has gas fired central heating and UPVC double glazing and is decorated in a fresh modern style with finishing touches including oak panelled interior doors.

Each of the rooms are of good proportions and in brief the room layout provides to the ground floor of an entrance vestibule with useful built-in storage cupboard. There is a first floor landing, lounge which measures some 18'7" in length, breakfast kitchen with a good arrangement of units and built-in appliances, master bedroom, again with fitted furniture and an en-suite shower room/wc. There are two further bedrooms, the smaller one of which could alternatively be used as a study and there is also an attractively appointed main bathroom with white suite, attractively tiled walls and floor.

Outside, there is useful parking along with neat well tended surrounding gardens and a useful shared outside store.

Poynton is a pleasant village, just within the Cheshire boundary and surrounded on all sides by Green Belt and to the south by the lower reaches of Lyme Park, a National Trust Property.

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.

Poynton Railway Station lies close by and provides a frequent commuter service to the City and surrounding areas and bus services operate to Macclesfield, Stockport and Manchester.

Educational facilities include infant/primary schools, Roman Catholic Primary School and Poynton High School (Comprehensive) lies on Yew Tree Lane with adjacent Sport Centre and Swimming Pool, open to the public out of school hours.

DIRECTIONS

From our office on Park Lane, turn left at the main traffic light junction onto London Road South, continuing along and out of the village where Midway Drive will be found positioned on the right hand side.

ACCOMMODATION

GROUND FLOOR

ENTRANCE LOBBY

Heavy duty entrance door. Built-in cloaks/storage cupboard with oak door. UPVC double glazed side window. Staircase leading to:

FIRST FLOOR

LANDING

Inset low voltage ceiling spotlights. Oak panelled doors leading off. Radiator. Tastefully decorated. Access to loft area.

LOUNGE

18' 7" in bay x 11' 3" (5.66m x 3.43m)

Attractively decorated. UPVC double glazed front and side windows. Two radiators. TV aerial point.

WELL APPOINTED BREAKFAST KITCHEN

11' 3" x 10' 4" (3.43m x 3.15m)

Providing an attractive arrangement of oak style units which include base and wall cupboards along with drawer unit and pull out racks. Stainless steel Neff gas hob and built-in oven. AEG built-in microwave. Fridge/freezer. Wine rack. Stainless steel/glass extractor hood. 1 1/2 bowl stainless steel sink unit with mixer tap. Integrated dishwasher. Tall storage cupboard housing Worcester wall mounted gas fired combination boiler. Complementary wall and floor tiling. UPVC double glazed rear and side windows. Radiator. Space for table and chairs. Inset low voltage ceiling spotlights.

MASTER BEDROOM

14' 10" in bay + door recess x 11' 4" (4.52m x 3.45m)

Good quality light oak fitted furniture which includes two double wardrobes along with a bed recess with headboard and with high level cupboards above. UPVC double glazed window. Radiator. Tastefully decorated.

EN-SUITE SHOWER ROOM/WC

Modern white Roca suite with chrome fittings including pedestal washbasin with mixer tap and low level wc. Separate shower cubicle with complementary wall tiling, Grohe shower attachment along with glazed screen and door. Electric shaver point. Complementary wall and floor tiling. UPVC double glazed side window. Extractor fan. Low voltage ceiling spotlights.

BEDROOM 2

16' 2" x 7' 4" (4.93m x 2.24m)

UPVC double glazed window. Radiator. Tastefully decorated.



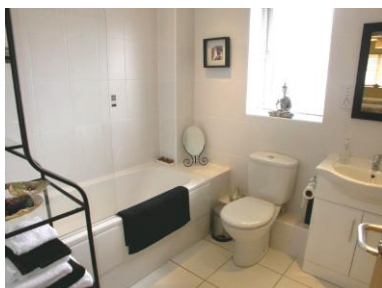
BEDROOM 3/STUDY

7' 6" x 6' 8" (2.29m x 2.03m)

UPVC double glazed window. Tastefully decorated. Built-in storage cupboard.

ATTRACTIVELY APPOINTED BATH/WC

Modern white suite with chrome fittings including panelled bath with Grohe shower over and with glazed screen to the side. Low level wc and washbasin with mixer tap and toiletries cabinet below. White wall and floor tiling. Electric shaver point. Chrome towel warmer/radiator. UPVC double glazed window. Inset low voltage ceiling spotlights. Extractor fan.



OUTSIDE

PARKING AREA

NEAT WELL TENDED SURROUNDING GARDENS

SHARED OUTSIDE STORE

POST CODE: SK12 1GZ

TENURE: We have been advised by our clients that the property is Freehold and free from Chief Rent. Interested purchasers should seek clarification from their solicitor.

ANNUAL SERVICE CHARGE: Nov 2009 to Nov 2010: £360 per annum to include gardener, buildings insurance and outside lighting.

TAX BAND: B

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 ADVICE

We are able to arrange mortgage finance through any Bank or Building Society of your choice and are pleased to obtain independent financial quotations for comparative purposes. All mortgages are subject to status and valuation.

Written quotations will be available on request.

Warning: Your home is at risk if you do not keep up repayments on a mortgage or other loan secured against it.

AGENT'S NOTE

For clarification, purchasers should be aware that the agent has prepared these sales particulars as a general guide. The agent has not carried out a detailed survey nor tested the services, or other specific fittings. Room sizes should not be relied upon for carpets or furnishings. The agent has not checked the legal documents to verify the freehold/leasehold status of the property. The buyer is advised to obtain verification from their solicitor or surveyor. Any moveable contents, fixtures and fittings, where wired or not, referred to in the property particulars, including any shown in photographs, are, unless stated otherwise, excluded from the sale.