



Abbey Court, Stockport,

 4 |  3 |  2

£490,000



Property Details

Abbey Court, Stockport,

4 Bedroom Townhouse – Central Poynton

This spacious and well-presented four-bedroom townhouse is ideally situated in the heart of Poynton, offering easy access to the village centre, excellent local amenities, and transport links.

Set over three floors, the accommodation briefly comprises: a welcoming entrance hall, a stylish open-plan dining kitchen fitted with a range of eye- and base-level units, a convenient downstairs WC, and a bright lounge with double doors opening onto the rear garden.

To the first floor, you will find three generously sized bedrooms and a modern family bathroom, along with a staircase leading to the second floor.

The top floor is dedicated to the impressive master bedroom, benefiting from ample built-in storage and a private en-suite shower room.

The property is well located for schools, shops, bars, restaurants and scenic walks, making it an ideal home for families or professionals alike.

Council Tax Band: E | EPC Rating: C

Key Features

- Spacious 4 Bed Town House
- Modern fitted kitchen
- Bright and spacious
- 4 Bedrooms
- Fantastic Location
- EPC C
- Close to the heart of Poynton Village

Kitchen

A modern fully fitted kitchen with american style fridge-freezer, a dishwasher and a washing machine. With a gas hob and double oven

Lounge

A Neutrally decorated living space with electric fire and surround, carpeted with patio doors leading to the rear garden.

WC

A downstairs low level WC with a low level wash hand basin

Master Bedroom

A very spacious double room on the top floor is the master bedroom with fitted wardrobes and an ensuite as well as UPVC windows and gas central heating

Bedroom Two

Situated on the first floor, neutrally decorated, fitted mirrored wardrobes. 2 UPVC windows overlooking the rear of the property and gas central heating

Bedroom Three

A neutrally decorated carpeted room with UPVC window and Gas central heating

Bedroom Four

A neutrally decorated carpeted room with UPVC window and Gas central heating.

En-suite

A very modern bathroom with a corner shower cubicle, WC, wash hand basin and electric towel rail.

Bathroom

A modern 3 piece bathroom suite with a bath, wc and wash hand basin

Anti-Money Laundering

Please be advised that, in accordance with legal requirements and to maintain compliance with Anti-Money Laundering regulations, prospective buyers are obligated to undergo AML checks upon acceptance of their offer for the property listed in this brochure.

These AML checks are a mandatory part of the property transaction process and are designed to prevent and detect potential money laundering activities. The cost associated with each AML check is £30 per applicant, and this fee will be charged to the respective individuals undergoing the checks.

Please note that failure to comply with these AML checks may result in delays or complications in the completion of the property transaction.



At Spencer Harvey, we are delighted to say that we are independent estate agents, which means that we will put your needs first at all times. If you want to learn more about why we are amongst the fastest growing independent estate agents in Manchester, please get in touch to arrange an appointment.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2023



Contact Us

 137 Shaw Heath Stockport

 0161 480 8888

 Sales@spencerharvey.co.uk

www.spencerharvey.co.uk

OR SEND US A MESSAGE



COUNCIL TAX BAND:
E

TENURE:
Leasehold

EPC RATING:
C

LOCAL AUTHORITY:
Cheshire East