

4 Green Lane

Poynton, Cheshire, SK12 1TJ



mosley jarman



**4 Green Lane, Poynton, Cheshire,
SK12 1TJ**

Offers Over £780,000

Video Tour available- A spacious and well-maintained four-bedroom, two-bathroom detached family home situated on a large plot in a superb semi-rural location in Higher Poynton and backs onto Middlewood Way behind and is close to Lyme Park. The property is in the school catchment area for Vernon Primary School and Poynton High School. This wonderful family home does require updating and modernisation and offers fantastic potential to extend and remodel (subject to planning consent). The accommodation includes; entrance porch, entrance hallway, sitting room/bedroom four, bathroom, kitchen, spacious living room, opening to further open plan sitting area and a conservatory. To the first floor is a landing (with loft access), three good-sized bedrooms and a shower room.



- Four bedroom detached family home
- Idyllic semi-rural location in Higher Poynton
- backs onto Middlewood Way
- Close to Lyme Park
- Potential to extend and remodel (subject to planning consent)
- Off road parking for numerous cars and double garage
- large well established gardens
- No onward chain
- School catchment area for Vernon Primary School
- School catchment area for Poynton High School



The Grounds & Gardens

To the front of the property is a large driveway which provides off-road parking for numerous cars and a front garden (which is mainly laid to lawn). The driveway leads to integral double garage (with electric door, lights/ power and eaves storage). To the rear of the house is a large private and well-established garden (which backs onto Middlewood Way and is mainly laid to lawn with patio and planted shrubs and borders).

The Location

The property is well located in a convenient location within easy reach of Poynton village. Poynton is a town in Cheshire, England, on the easternmost fringe of the Cheshire Plain, 11 miles (18 km) south-east of Manchester, 7 miles (11 km) north of Macclesfield and 5 miles (8 km) south of Stockport. Poynton has formed part of the Cheshire East unitary authority since the abolition of the Borough of Macclesfield in 2009.

Important information

Heating - Gas central heating (radiators)

Mains - Gas, Electric, waters and drains

Property Construction- Brick built with tiled roof

Flood Risk - Very Low Risk (Surface water), Very Low Risk (sea and rivers)**

Water Meter-Not Present at Property.

Unregistered Title- Leasehold- 999 Year Lease. Ground Rent £25 per annum.

Broadband providers - Openreach- FTTP (Fibre to the Premises). You may also be able to obtain broadband service from these Fixed Wireless Access providers covering your area for Virgin Media, EE & Three*

Mobile providers- Mobile coverage at the property available with all main providers*. (Some limited indoor coverage).

* Information provided by Ofcom checker and isn't guaranteed. Mosley Jarman take no responsibility for inaccuracies and advise potential buyers to do their own checks before committing to purchase.

** Information provided by GOV.UK

Postcode: **SK12 1TJ**

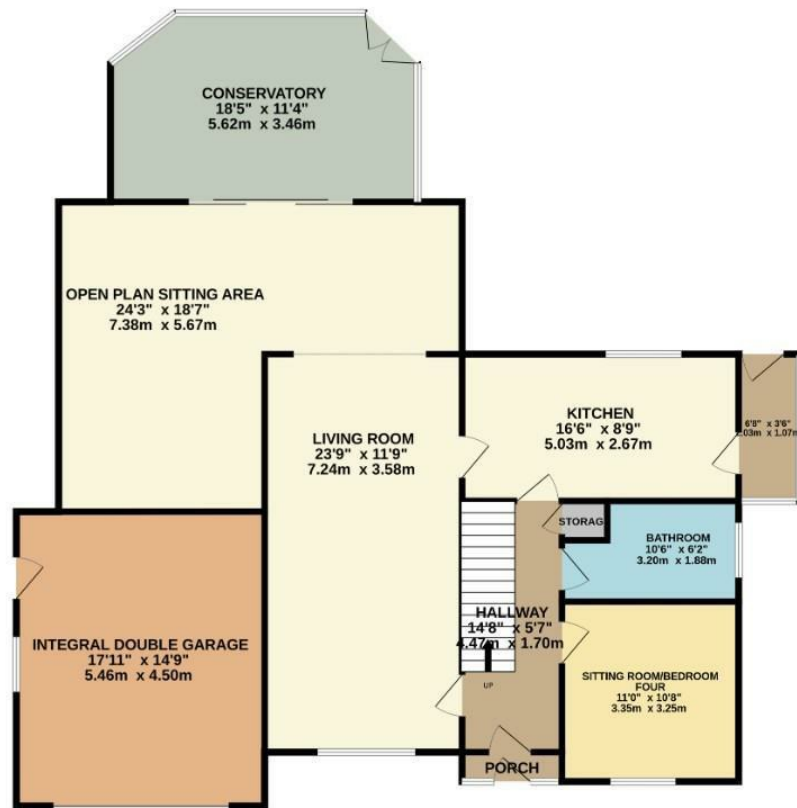
What 3 Words: **flush.staring.depths**

Council Tax Band: **G**

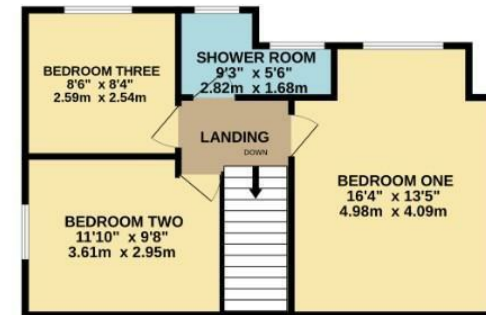
EPC Rating: **E**

Tenure: **Leasehold**

GROUND FLOOR
1541 sq.ft. (143.2 sq.m.) approx.



1ST FLOOR
485 sq.ft. (45.0 sq.m.) approx.



TOTAL FLOOR AREA : 2026 sq.ft. (188.2 sq.m.) approx.

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.
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