



**GASCOIGNE  
HALMAN**

189 LONDON ROAD SOUTH, POYNTON

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THE AREAS LEADING ESTATE AGENT



## 189 LONDON ROAD SOUTH, POYNTON

### OFFERS OVER £325,000

A STUNNING TWO BEDROOM MIDDLE OF TERRACE COTTAGE LOCATED WITHIN WALKING DISTANCE TO POYNTON VILLAGE, BEAUTIFULLY PRESENTED THROUGHOUT. LOUNGE WITH FEATURE FIREPLACE, CONSERVATORY DINING ROOM, MODERN FITTED DINING KITCHEN, TWO BEDROOMS, EN-SUITE TO THE MAIN BEDROOM AND CONTEMPORARY BATHROOM. GATED OFF ROAD PARKING. PRIVATE REAR GARDEN.

- DECEPTIVELY SPACIOUS TWO BEDROOM TERRACE COTTAGE

- IMMACULATELY PRESENTED THROUGHOUT

- SPACIOUS LOUNGE & CONSERVATORY

- MODERN DINING KITCHEN

- OFF ROAD PARKING WITH ELECTRIC GATES

- PRIVATE ENCLOSED GARDEN





## DESCRIPTION

Located close to Poynton village and a few minutes walk to the local shops, bars and restaurants, this stunning two bedroom terrace cottage has been thoughtfully considered and offers deceptively spacious accommodation throughout. In brief, the accommodation comprises:- Entrance porch, lounge with an electric feature fireplace, a beautifully presented kitchen fitted with a comprehensive range of high gloss wall and base units and features quartz worktops along with integrated appliances including a dishwasher, washing machine, oven, easy-clean induction hob and extractor over. There is recess space for a fridge freezer and the under stair cupboard has ample space for storage and a freestanding washer/dryer. A turning staircase leads to the first floor, and a through door from the kitchen gives access to conservatory, which allows for plenty of natural light and provides an ideal dining or living space and enjoys views over the rear garden. To the first floor, the landing provides access to two generous double bedrooms. The master bedroom features an en-suite wet room and includes fitted wardrobes. The main bathroom is fitted with a contemporary three piece suite and benefits from underfloor heating. Externally, the property features a low maintenance rear garden offering a patio area for outdoor seating whilst also providing private off road parking with access through remotely operated electric gates.

## DIRECTIONS

SK12 1LQ

## TENURE

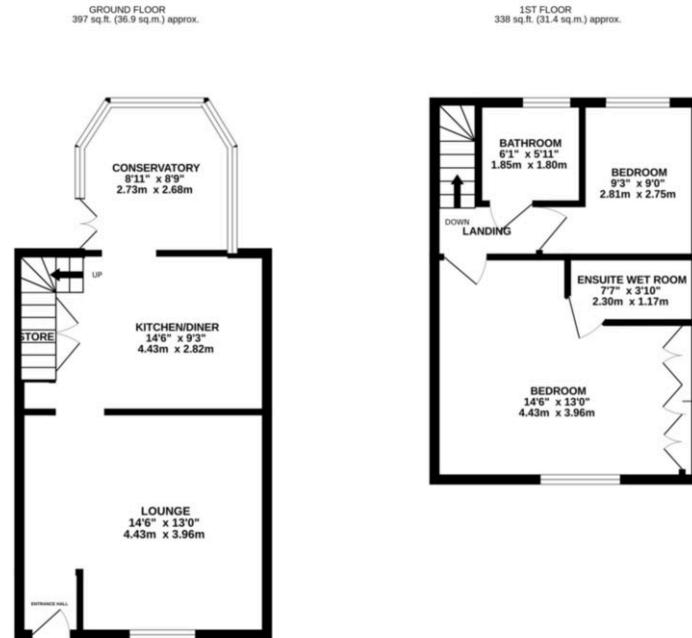
FREEHOLD

## LOCAL AUTHORITY

CHESHIRE EAST COUNCIL TAX BAND C

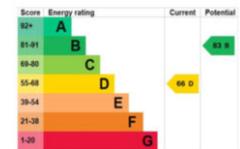
## SERVICES (NOT TESTED)

Services have not been tested and you are advised to make your own enquiries and/or inspections.



TOTAL FLOOR AREA: 735 sq ft (68.3 sq m.) Approx.  
While 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 or omission in the information. This plan is for illustrative purposes only and should be used as a guide by prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is to their operability or efficiency can be given.  
 Made with SketchUp 2022

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