



**GASCOIGNE
HALMAN**

23 BULKELEY ROAD, POYNTON

THE AREAS LEADING ESTATE AGENT



23 BULKELEY ROAD, POYNTON

Offers Over £335,000

A STUNNING TWO DOUBLE BEDROOM END OF TERRACE COTTAGE LOCATION in the HEART OF POYNTON VILLAGE, PRESENTED to a HIGH STANDARD THROUGHOUT. LOUNGE with FEATURE FIREPLACE, MODERN FITTED KITCHEN DINING ROOM, TWO DOUBLE BEDROOMS and MASTER ENSUITE WC, CONTEMPORARY BATHROOM, DRIVEWAY providing OFF ROAD PARKING and PRIVATE REAR COURTYARD GARDEN.

- AN IMMACULATELY PRESENTED TWO DOUBLE BEDROOM END TERRACE COTTAGE
- CENTRALLY LOCATED IN THE HEART OF POYNTON VILLAGE
- SPACIOUS LOUNGE WITH FEATURE FIREPLACE
- GROUND FLOOR BATHROOM & ADDITIONAL UTILITY AREA
- SPACIOUS MASTER BEDROOM WITH ENSUITE WC
- DRIVEWAY PROVIDING OFF ROAD PARKING & PRIVATE ENCLOSED COURTYARD GARDEN



DESCRIPTION

Located centrally within Poynton village and a few minutes walk to the local shops, bars and restaurants, this immaculately presented two double bedroom end terrace cottage offers spacious accommodation throughout and a wonderful blend of character and comfort. In brief the property comprises:- A spacious reception room with a feature fireplace with a wood burning stove. The dining kitchen is fitted with a range of modern high-gloss wall, base and drawer units, complemented by square-edge worktops and ample space for a dining table. Integrated appliances include a single oven, induction hob with extractor over, fridge and freezer. To the rear, the property benefits from a contemporary ground floor bathroom, partially tiled and comprising a bath, separate enclosed shower, wash hand basin, WC and a stylish wall-mounted heated towel rail. A rear porch/utility area provides additional storage and practical space, with direct access to the courtyard. To the first floor, the spacious master bedroom enjoys generous proportions and the added convenience of an ensuite WC. The second double bedroom is equally well-appointed and benefits from fitted wardrobes, making it ideal for guests, family, or use as a home office. Storage has been thoughtfully incorporated throughout the property. Externally, the property benefits from a low-maintenance gravel driveway, providing off-road parking to the front, bordered by a low brick wall and neatly maintained hedge, offering both privacy and definition. A paved pathway allows easy pedestrian access. The rear of the property features a private, fully enclosed courtyard garden, designed for low-maintenance outdoor living. The space is laid to hardstanding, making it both practical and easy to upkeep, while the attractive red brick boundary walls provide a strong sense of privacy and a charming, characterful backdrop. There is ample room for outdoor seating and entertaining. A timber access gate provides convenient entry and there is also access to a useful potting shed.

DIRECTIONS

SK12 1NR

TENURE

FREEHOLD

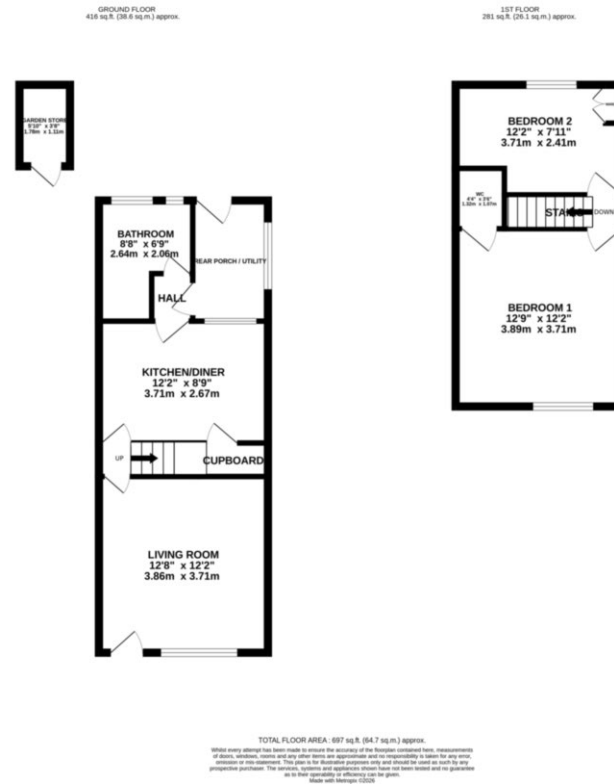
LOCAL AUTHORITY

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.

FLOORPLAN & EPC



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