



**GASCOIGNE
HALMAN**

8 BULKELEY ROAD POYNTON

THE AREAS LEADING ESTATE AGENT



8 BULKELEY ROAD POYNTON

ASKING PRICE £400,000

A CHARMING TWO DOUBLE BEDROOM, TWO EN-SUITE BATHROOM MID TERRACED MINERS COTTAGE, LOCATED IN THE HEART OF POYNTON VILLAGE AND PRESENTED TO A HIGH STANDARD THROUGHOUT. SPACIOUS LOUNGE WITH FEATURE FIREPLACE, MODERN FITTED DINING KITCHEN, IMPRESSIVE GARDEN ROOM WITH BESPOKE STORAGE, SEPARATE WC, UTILITY ROOM, TWO GENEROUS DOUBLE BEDROOMS BOTH WITH EN-SUITES, BEAUTIFULLY ESTABLISHED REAR GARDEN AND OFF ROAD PARKING TO THE REAR.

- *** NO ONWARD CHAIN ***
- CENTRALLY LOCATED IN THE HEART OF POYNTON VILLAGE
- IMMACULATELY PRESENTED TWO DOUBLE BEDROOM MINERS COTTAGE
- TWO DOUBLE BEDROOMS WITH EN-SUITE FACILITIES
- MODERN DINING KITCHEN, GARDEN ROOM, SEPARATE WC & UTILITY ROOM
- BEAUTIFULLY ESTABLISHED REAR GARDEN & OFF ROAD PARKING TO THE REAR



DESCRIPTION

Located in the heart of Poynton Village and within easy walking distance of local shops, bars and restaurants, this charming and deceptively spacious two double bedroom, two bathroom mid terraced miners cottage is presented to a high standard throughout, combining period character with modern conveniences.

The accommodation comprises:- entrance porch, entrance hall, spacious lounge with feature fireplace and living flame gas fire, a spacious modern dining kitchen fitted with shaker style units, oak effect worktops, integrated appliances and breakfast bar. Beyond the kitchen is a superb garden/sun room, flooded with natural light and a vaulted roof with translucent panels. This versatile space provides an ideal additional reception room, home office or relaxation area and benefits from extensive bespoke fitted storage. The garden room also provides access to a useful utility/storage cupboard with space and plumbing for a washing machine and dryer, an additional storage cupboard, and a separate WC. A door from the garden room leads directly out to the rear garden.

To the first floor are two generous double bedrooms, both benefiting from decorative fireplaces and en-suite facilities, with Bedroom One enjoying a contemporary shower room fitted with a corner shower enclosure, pedestal wash hand basin and WC. Bedroom Two is a further generous double bedroom overlooking the rear garden and also features a period style decorative fireplace together with a spacious en-suite bathroom comprising a panelled bath with shower over, pedestal wash hand basin and WC. A useful storage cupboard provides additional practicality. The loft is accessed via a pull down ladder and is partially boarded, offering valuable storage space.

Externally, the property enjoys attractive gardens to both the front and rear. To the front, a gated pathway leads to the entrance through mature planting and hedging. To the rear is a beautifully established cottage garden with lawn, mature shrubs, ornamental trees, patio seating area and timber shed, together with the added benefit of designated off road parking accessed from the rear.

DIRECTIONS

SK12 1NR

TENURE

FREEHOLD

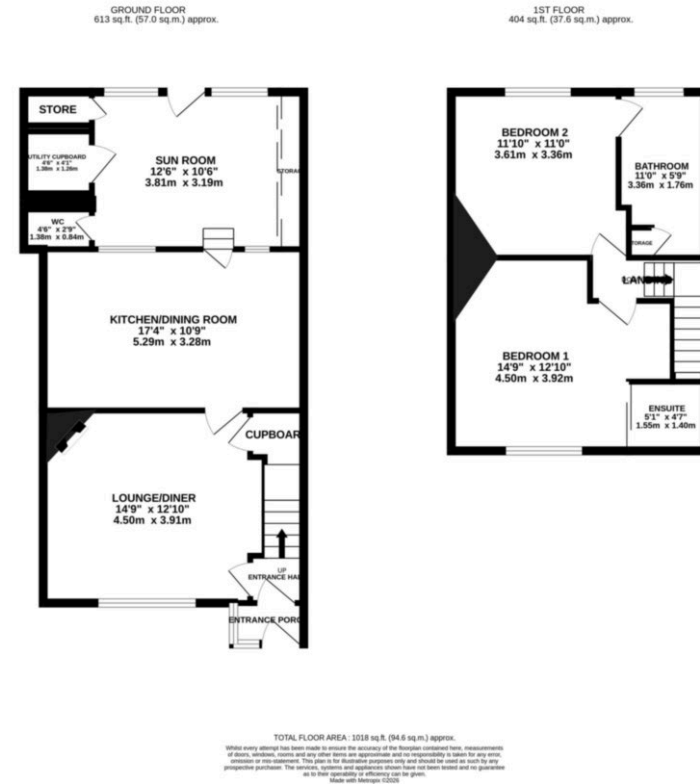
LOCAL AUTHORITY

CHESHIRE EAST COUNCIL TAX BAND C

SERVICES (NOT TESTED)

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

FLOORPLAN & EPC



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