Graham Watkins & Co

Chartered Surveyors, Estate Agents, Auctioneers & Valuers

Noggindale 4 Carleton Road

Poynton, Stockport, SK12 1TL

Offers Over £500,000

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Situated on Carleton Road in the charming area of Poynton, Stockport, this immaculate two bedroom detached bungalow presents an exceptional opportunity for those seeking a comfortable and versatile living space. Set within a sizeable plot, the property boasts beautifully established gardens to both the front and rear, providing a serene outdoor retreat.

The bungalow features a well appointed lounge and offers two double sized bedrooms, one currently being utilised as a dining room, allowing for flexible use to suit your lifestyle needs. Fully fitted dining kitchen with two further utility rooms and conservatory. The shower room is conveniently located with a separate WC, ensuring ease of access for all residents.

Situated in a sought after residential location, this property benefits from a peaceful neighbourhood while remaining close to local amenities and transport links. The absence of NO UPWARD CHAIN simplifies the buying process, making this bungalow even more of an attractive option.

With its immaculate presentation and versatile accommodation, this detached bungalow on Carleton Road is a rare find. We invite you to explore the potential of this delightful property and envision your future in this lovely home.

Directions

From our Leek office take the A523 Macclesfield Road out of the town and continue through Rushton Spencer, Macclesfield and Adlington. At the roundabout take the second turning and continue on London Road. At the next roundabout take the second turning into Dickens Lane. Continue along this road turning left into Waterloo Road and at the extremity turn right into Coppice Road and continue to follow turning left into Shrigley Road N which then becomes Green Lane. Follow this road for a short distance and bear right into Carleton Road where Noggindale 4 Carleton Road is situated on the right hand side identifiable by our For Sale board.

Situation

Noggindale enjoys a semi rural location being close to the Middlewood Way offering delightful countryside walks yet great for commuting into the village of Poynton with many good schools and local amenities or further afield to include trains to Manchester Piccadilly linking to the capital of London.

Entrance Porch

With double doors and meter cupboards.

Entrance Hall

With radiator, loft access. Built in cupboard housing Glow Worm gas boiler.

Lounge
17'2" x 12'11" (5.25 x 3.96)
Upvc double glazed picture window to the front with frosted windows to the side conservatory, stone fireplace incorporating electric fire, radiators.

Bedroom Two/Dining Room
13'5" x 11'1" (4.10 x 3.38)
Upvc double glazed picture window to the front, radiator.

Dining Kitchen
13'3" x 12'11" (4.05 x 3.94)
Excellent range of built in units comprising base cupboards and drawers with plumbing for dishwasher, built-in Hotpoint double oven, work surfaces over with inset sink unit, four ring Neff halogen hob with extractor over, matching wall cupboards.
Dining area offers Upvc double glazed sliding patio doors to the rear garden, radiator, further cupboards and work surfaces over with space for fridge, door to utility.

Utility/ Garden Room
10'8" x 5'10" (3.27 x 1.80)
Upvc double glazed full height windows with door to the side, wall cupboards, plumbing for washing machine, tiled floor.

Further Utility Room
6'1" x 6'0" (1.86 x 1.84)
Built in wall cupboards and drawers with work surfaces over, tiled floor, radiator, door to conservatory.

Conservatory
15'0" x 6'9" (4.59 x 2.06)
Being of Upvc double glazed construction set on plant display shelving, door to front aspect, cushioned floor.

Bedroom One
16'2" x 11'11" max (4.93 x 3.65 max)
Upvc double glazed picture window overlooking the rear garden, radiator. Built in bedroom furniture.

Shower Room
7'8" x 5'9" max (2.35 x 1.77 max)
Walk in double shower with mixer shower fitment, corner wash hand basin in vanity with cupboard beneath, heated towel rail, fully tiled walls, Upvc double glazed frosted window to side aspect, tiled floor.

Separate WC
5'10" x 2'7" (1.80 x 0.81)
Housing low level wc, wash hand basin, part-tiled walls, Upvc double glazed frosted window to side aspect, cushioned floor.

Outside
The property is approached via double-gated access leading to a Herringbone block driveway providing ample off-road parking, adjoining lawns with established flower borders. Pedestrian access to either side of the bungalow leading to the rear gardens,

Rear Gardens
The rear gardens are laid to a shaped flagged patio with courtesy lighting. Adjoining lawns with borders laid to mature trees and shrubs.
Timber and felt Garden Shed.

Services
We believe the property is connected to all mains services but interested parties should make their own enquiries.

Viewings
By prior arrangement through Graham Watkins & Co.

Measurments
All measurements given are approximate and are 'maximum' measurements.

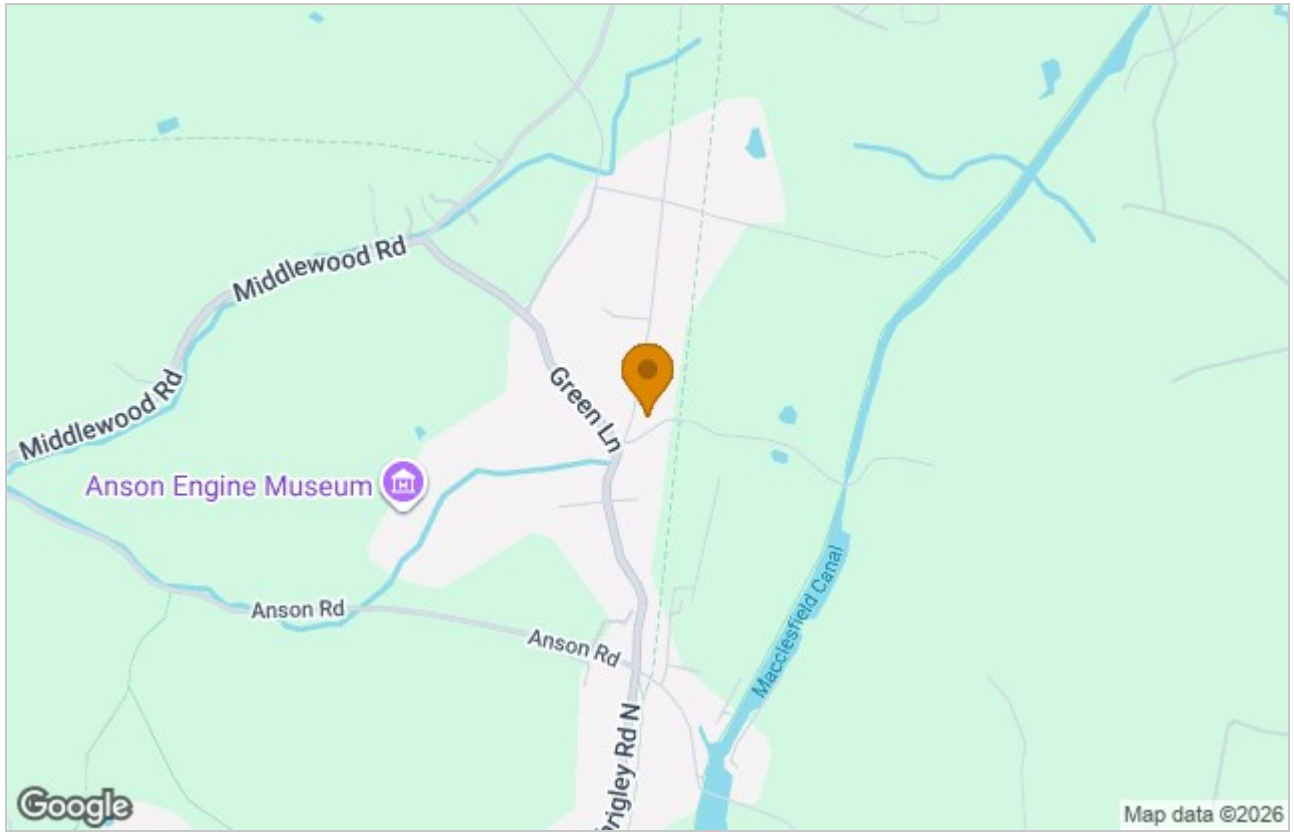
Please Note
The agent has not tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purpose.

Tenure and Possession
The property is held freehold and vacant possession will be given upon completion.

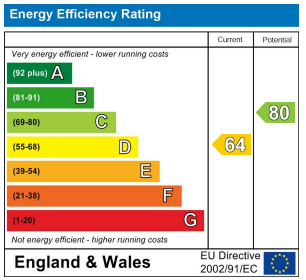
Wayleaves & Easements
The property is sold subject to and with the benefits of all rights, including rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements, quasi easements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains and water, whether or not referred to in these stipulations, the particulars or special conditions of sale.

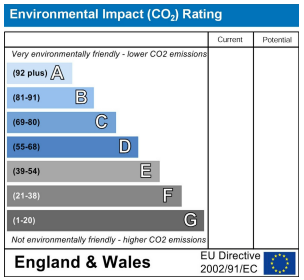
Local Authority
Cheshire East Council
C/O Delamere House
Delamere Street
Crewe
CW1 2LL

Area Map



Energy Efficiency Graph





Viewing

Please contact our Graham Watkins & Co Office on 01538 373308
if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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