SPENCER HARVEY

PASSIONATE ABOUT PROPERTY



Abbey Court, Stockport,

4 | 3 | 2

£480,000





Property Details

Abbey Court, Stockport,

4 Bedroom Townhouse in The Heart of Poynton

A fabulous and deceptively spacious four-bedroom townhouse, perfectly positioned right in the centre of ever-popular Poynton. This superb home offers stylish, versatile accommodation across three floors, all within easy walking distance of the village centre, excellent amenities and convenient transport links.

The ground floor welcomes you with an inviting entrance hall, leading through to a contemporary open-plan dining kitchen, thoughtfully designed with a range of eye- and base-level units – ideal for both everyday living and entertaining. A handy downstairs WC adds practicality, while the bright and airy lounge features double doors that open out onto the rear garden, seamlessly blending indoor and outdoor living.

To the first floor are three well-proportioned bedrooms, all served by a sleek, modern family bathroom. A further staircase leads to the second floor, where the home really comes into its own.

The entire top floor is dedicated to an impressive master suite, offering generous built-in storage and a private en-suite shower room – a perfect retreat at the end of the day.

Ideally located for highly regarded schools, independent shops, bars, restaurants and picturesque walks, this fantastic home will appeal to families and professionals alike who are looking for space, style and a prime Poynton location.

The property also benefits from a driveway and single Garage

Council Tax Band: E | EPC Rating: C

Key Features

- Spacious 4 Bed Town House with a Garage
- Open plan dining kitchen
- Bright and spacious
- 4 Bedrooms
- Fantastic Location
- EPC C
- Close to the heart of Poynton Village
- Walking distance to local schools
- Drive and Garage

Kitchen
A modern fully fitted kitchen with american style fridge-freezer, a dishwasher and a washing machine. With a gas hob and double oven

Lounge
A Neutrally decorated living space with electric fire and surround, carpeted with patio doors leading to the rear garden.

WC
A downstairs low level WC with a low level wash hand basin

Main Bedroom Suite
A very spacious double room on the top floor is the master bedroom with fitted wardrobes and an ensuite as well as UPVC windows and gas central heating

En-suite
A very modern bathroom with a corner shower cubicle, WC, wash hand basin and electric towel rail.

Bedroom Two
Situated on the first floor, neutrally decorated, fitted mirrored wardrobes. 2 UPVC windows overlooking the rear of the property and gas central heating

Bedroom Three
A neutrally decorated carpeted room with UPVC window and Gas central heating

Bedroom Four
A neutrally decorated carpeted room with UPVC window and Gas central heating.

Family Bathroom
A modern 3 piece bathroom suite with a bath, wc and wash hand basin

Material Information
Part A – Key Facts
Tenure: Leasehold – 999-year lease, 976 years remaining; commenced 04/05/2002.
Ground rent £200 p.a.
Service Charge: No service charge
Council Tax Band: E
EPC Rating: C

Part B – Property Details
Bedrooms: 4
Bathrooms: 3
Reception Rooms: 2
Parking: Garage and driveway; the garage/drive are not directly next to the property
Heating: Gas central heating. System installed February 2012 and last serviced March 2025; stated to be in good working order.
Electricity: Connected to mains electricity.
Water & Drainage: Mains water and drainage to public sewer.

Part C – Additional Information
Flood Risk: Low- No flooding reported within the last five years.
Broadband: Standard & Superfast
Storm/Fire Damage: No storm or fire damage reported since the seller has owned the property.
Alterations to Property – Structural: No structural alterations, extensions, significant repairs or renewals reported.

Broadband & Mobile Coverage
Standard broadband offers speeds of up to 15 Mbps download and 1 Mbps upload, while Superfast broadband provides up to 80 Mbps download and 20 Mbps upload, with both showing good availability. Ultrafast broadband is not available.

Anti-Money Laundering
Please be advised that, in accordance with legal requirements and to maintain compliance with Anti-Money Laundering regulations, prospective buyers are obligated to undergo AML checks upon acceptance of their offer for the property listed in this brochure.

These AML checks are a mandatory part of the property transaction process and are designed to prevent and detect potential money laundering activities. The cost associated with each AML check is £30 per applicant, and this fee will be charged to the respective individuals undergoing the checks.

Please note that failure to comply with these AML checks may result in delays or complications in the completion of the property transaction.







SPENCER HARVEY

At Spencer Harvey, we are delighted to say that we are independent estate agents, which means that we will put your needs first at all times. If you want to learn more about why we are amongst the fastest growing independent estate agents in Manchester, please get in touch to arrange an appointment.



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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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COUNCIL TAX BAND: E	TENURE: Leasehold
EPC RATING: C	LOCAL AUTHORITY: Cheshire East