



**GASCOIGNE  
HALMAN**

168 PARK LANE, POYNTON

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THE AREAS LEADING ESTATE AGENT



## 168 PARK LANE, POYNTON

**£300,000**

A WELL PRESENTED TWO BEDROOM MINERS COTTAGE dating back to 1844. CENTRALLY LOCATED within POYNTON VILLAGE. ONE DOUBLE BEDROOM AND ONE GOOD SIZED SINGLE, SHOWER ROOM, WELL PRESENTED KITCHEN, SPACIOUS LOUNGE, LAWNED FRONT GARDEN and ENCLOSED SOUTH FACING REAR COURTYARD GARDEN. COMMUNAL RESIDENTS ONLY PARKING.

- A CHARMING TWO BEDROOM MINERS COTTAGE BUILT IN 1844
- CENTRALLY LOCATED WITHIN POYNTON VILLAGE
- BEAUTIFUL AND UNIQUE HOME WELL PRESENTED THROUGHOUT
- DOUBLE BEDROOM WITH FITTED WARDROBES AND A SECOND SINGLE BEDROOM
- DEEP LAWNED FRONT GARDEN AND SOUTH FACING COURTYARD GARDEN TO THE REAR
- COMMUNAL RESIDENTS ONLY PARKING TO THE REAR



## DESCRIPTION

Occupying an enviable elevated position and peacefully set behind a deep lawned garden, this charming miners cottage is conveniently placed within Poynton village. Only a few minutes walk to local shops, cafes, bars and restaurants. This period cottage offers a wealth of charm and is well presented throughout. In brief the property comprises:- a warm and inviting lounge which benefits from a gas feature fireplace. The Kitchen is comprehensively fitted with a range of wall and base units and the integrated appliances include a fridge freezer, oven and gas hob with extractor over. There is recess space for a washing machine/dryer and/or dishwasher. To the rear of the property is the stairs to the first floor, access to the rear courtyard garden and a shower room which is fully tiled and benefits from a corner enclosed shower, a pedestal wash basin and wc. To the first floor is a double bedroom which benefits from fitted wardrobes and fitted furniture, the second bedroom is a good sized bedroom which provides access to the storage cupboard and has views overlooking the enclosed rear garden and residents car park. Externally the property is well set back from the road. There is gated side and rear access. The spacious front garden is predominately laid to lawn. The South facing rear courtyard garden is fully enclosed by perimeter fencing. This low maintenance garden is fully flagged with steps down the the rear door. Gated access leads to the communal residents only parking area.

## TENURE

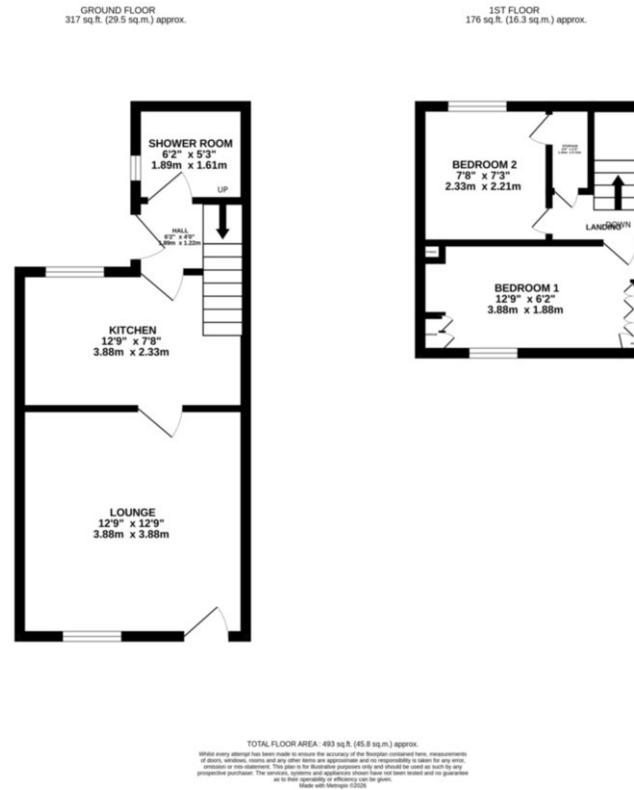
FREEHOLD

## LOCAL AUTHORITY

CHESHIRE EAST COUNCIL  
COUNCIL TAX BAND C

## SERVICES (NOT TESTED)

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



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## POYNTON OFFICE

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