



**GASCOIGNE
HALMAN**

168 PARK LANE, POYNTON

THE AREAS LEADING ESTATE AGENT



168 PARK LANE, POYNTON

Asking Price £300,000.00

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 courtyard garden. 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

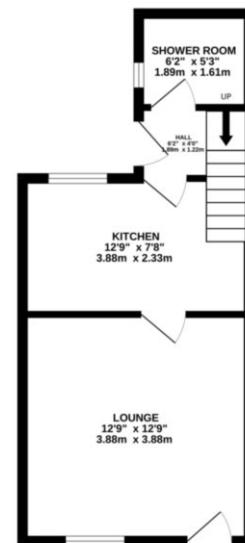
LOCAL AUTHORITY

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.

GROUND FLOOR
317 sq ft. (29.5 sq.m.) approx.



1ST FLOOR
176 sq ft. (16.3 sq.m.) approx.



TOTAL FLOOR AREA: 493 sq ft. (46.0 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or inaccuracy. The floorplans are for general guidance only and do not represent a detailed survey. Prospective purchasers: The services, systems and appliances shown have not been tested and no guarantee is given as to their condition. Prospective purchasers should make their own investigations.

NOTICE Gascoigne Halman for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Gascoigne Halman has any authority to make or give any representation or warranty whatever in relation to this property.



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