



**GASCOIGNE
HALMAN**

5 BULKELEY ROAD, POYNTON

THE AREAS LEADING ESTATE AGENT



5 BULKELEY ROAD, POYNTON

Offers Over £350,000

A STUNNING TWO DOUBLE BEDROOM MIDDLE OF TERRACE COTTAGE LOCATED in the HEART of POYNTON VILLAGE, PRESENTED to the HIGHEST STANDARDS THROUGHOUT. LOUNGE with FEATURE FIREPLACE, SEPARATE DINING ROOM, MODERN FITTED KITCHEN, TWO DOUBLE BEDROOMS and CONTEMPORARY BATHROOM. DRIVEWAY providing OFF ROAD PARKING. PRIVATE REAR COURTYARD and SEPARATE LAWNED GARDEN.

- ** NO CHAIN **

- A TWO DOUBLE BEDROOM MIDDLE OF TERRACE COTTAGE

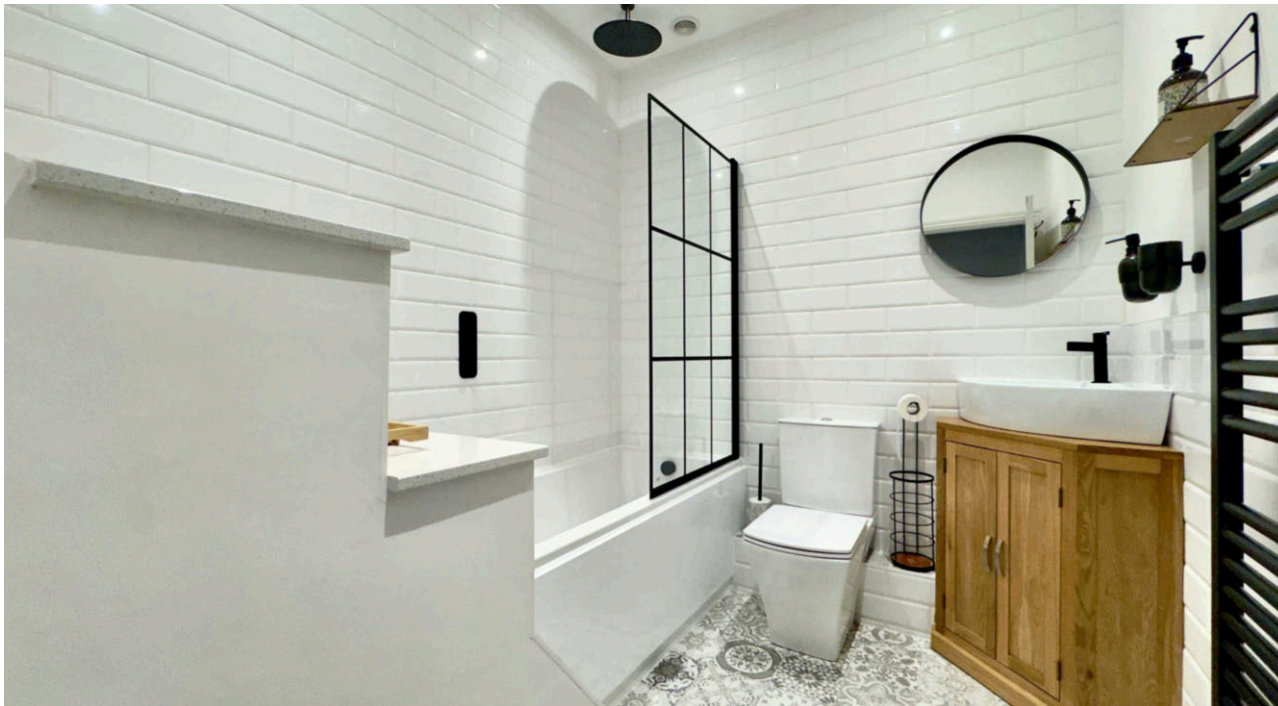
- IMMACULATELY PRESENTED THROUGHOUT

- CENTRALLY LOCATED IN THE HEART OF POYNTON VILLAGE

- TWO SEPARATE RECEPTION ROOMS

- DRIVEWAY PROVIDING AMPLE OFF ROAD PARKING, PRIVATE ENCLOSED COURTYARD AND SEPARATE LAWNED GARDEN





Located centrally within Poynton village and a few minutes walk to the local shops, bars and restaurants this two double bedroom cottage has been refurbished by the current vendors to the highest of standards and now offers immaculately presented and spacious accommodation throughout. In brief the accommodation comprises :- Lounge with feature fireplace which incorporates a oak mantel beam, Valor gas stove and stone hearth. Herringbone flooring continues into the separate dining room which has ample space for a formal dining table and chairs, stairs provide access to the floor and include a useful storage cupboard below. To the rear of the property is the kitchen which is fitted with a comprehensive range of white modern high gloss base, wall and drawer units these are complemented by black work surfaces over, the integral appliances include a double oven, and hob with chimney style extractor over. There is recess space for a fridge and washing machine. To the first floor there are two double bedrooms both of which have feature cast iron fireplaces. The stunning bathroom is partially tiled and is fitted with a panelled bath with ceiling mounted shower head, low level wc, oak corner vanity unit with countertop wash basin and heated towel rail. Externally to the front of the property is an imprinted concrete driveway providing off road parking. To the rear of the property is an enclosed courtyard which is flagged for low maintenance, a gate accesses a rear pathway, the garden/allotment area can be found at the top on the left hand side (title plan CH309549), it is fully enclosed by perimeter fencing and established and predominately laid to lawn with a raised decked seating area and storage shed.

DIRECTIONS

SK12 1NR

TENURE

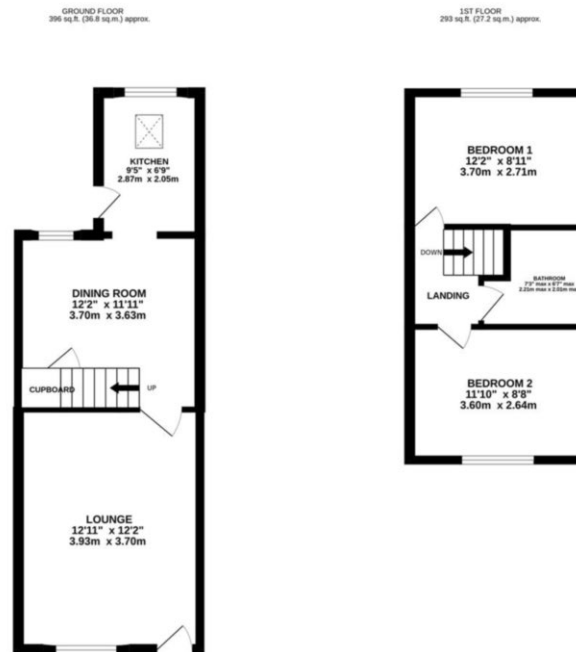
FREEHOLD

LOCAL AUTHORITY

COUNCIL TAX BAND C

SERVICE (NOT TESTED)

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



TOTAL FLOOR AREA - 689 sq ft. (64.0 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee is given as to their condition or fitness for use. Plans made with reference to DCS.

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.

POYNTON OFFICE

01625 859888

Poynton@gascoignehalman.co.uk

3 Fountain Place, Poynton. SK12 1QX

**GASCOIGNE
HALMAN**