



31 Coppice Road, Poynton, Cheshire, SK12 1SL



RICHARD LOWTH & CO
INDEPENDENT ESTATE AGENTS



GROUND FLOOR

1ST FLOOR



31 Coppice Road, Poynton, Cheshire, SK12 1SL

Price: Offers Over £375,000

Sure to prove a popular choice in the current market, this extensively and sympathetically modernised stone cottage is beautifully finished to an extremely high standard and is an opportunity not to be missed.

The property occupies a lovely country setting within easy distance of the thriving village and viewing is essential to fully appreciate its many qualities.

The property is well designed and in brief features accommodation which includes to the ground floor of an entrance porch, comfortable lounge with attractive stone feature fireplace, there is a separate dining room with useful under stairs storage and a newly fitted kitchen with high quality 'herritage grey' units and complementary wall tiling.

There is a rear vestibule/cloaks area and outside storm porch. There is a stunning classical style bath/shower/wc complete with roll top claw foot bath and separate shower enclosure and finished with distinctive flooring.

To the first floor, there are two bedrooms, the main one of which has a cast iron fireplace and the second bedroom has built-in wardrobes.

The property has gas fired central heating and a new boiler was fitted in 2021 and the electrics have also been upgraded.

Outside there is a pleasant stone flagged courtyard and a useful utility room. There is good parking and a detached garage and well established gardens, the rear in particular being of an excellent size with lawn, rockery bed and views out over the countryside.

No onward chain.





CONTACT

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Further Information

Services (NOT TESTED):
All mains services are connected to the property.

Local Authority:
Cheshire East Council. For more information on the local area and services log onto <http://www.cheshireeast.gov.uk/home.aspx>

Council Tax Band: D

Postcode: SK12 1SL

Energy Performance Rating: D

Tenure: Understood to be Freehold.