



3 Hope Green Way

Adlington

Attractive looking detached family home located in a pleasant cul de sac location. 3/4 BEDROOMS, LARGE LOUNGE/DINER, 2ND RECEPTION ROOM, KITCHEN, UTILITY ROOM, CONSERVATORY AND PRIVATE REAR GARDEN.

£425,000

3 FOUNTAIN PLACE, POYNTON SK12 1QX
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Situated in a cul-de-sac location an attractive detached home offering spacious living accommodation. Accommodation comprises: Entrance porch, light entrance hallway, lovely large lounge/diner leading to the conservatory, sitting room/bedrooms four, modern downstairs shower room, fitted kitchen, utility and integral double garage.

To the first floor there are three good sized bedrooms, the master is an generous size with fitted wardrobes with access to further walk in storage area and a family bathroom.

to the outside there is a double width driveway with neat lawned garden area, and the private enclosed rear garden is well maintained.

LOCATION

Poynton village offers a busy centre with a wide range of shops, supermarkets including Waitrose which opened late 2010, bars and restaurants. Poynton has a large Recreation Centre, along with The Civic Hall, The Library and The Health Centre. Every summer, Poynton hosts an annual show at The Pool which encourages the community to our large lake, commonly used for sporting and other activities. The area borders Lyme Park and the Peak District, and is home to many stunning Country Walks and Cycle Paths along The Middlewood Way and Poynton Canal. The Railway Station offers regular access to the city of Manchester, along with major towns of Stockport, Macclesfield and shopping centres in Handforth Dean and Cheadle Royal.

Manchester International Airport is a 15 minute drive from Poynton centre, and access routes to all Motorways are easily accessible. All schools in the area both primary and secondary have excellent reputations.

DIRECTIONS

From the office in Poynton turn right at the roundabout onto London road South, at the next raoundabout go straight on, take your fifth turning on the right hand side into Hope Green Way.

IN FURTHER DETAIL THE ACCOMMODATION COMPRISES

Please note that we have not checked any of the appliances or the central heating system included in the sale (if any). All prospective purchasers should satisfy themselves on this point prior to entering into a contract.

PORCH

Tiled floor, access to entrance hallway.

ENTERANCE HALL

Karn Dean wood flooring, stairs to first floor with storage cupboard under, additional built in storage, radiator, access to integral garage.

LOUNGE/DINING ROOM 21'6 (6.55M) X 16'4 (4.98M)

Triple glazed window to the rear elevation, double gazed patio doors leading to conservatory, the fireplace is the main focal point of the room which is made of the marble mantelpiece along with raised hearth, coving to ceiling, television point, radiator.

CONSERVATORY 10'1 (3.07M) X 9' (2.74M)

Double glazed window overlooking rear garden, double doors leading to rear garden, ceramic tiled flooring.

SITTING ROOM/BEDROOM FOUR 13'2 (4.01M) X 13'6 (4.11M)

Triple glazed bay window to the front elevation, television point, telephone point, radiator.

KITCHEN 9'10 (3M) X 12'3 (3.73M)

Triple glazed window overlooking the rear garden, cream shaker style units with both base and eye level cupboards along with a glazed display cabinet, drawer units, tall storage unit and foldaway storage racks, granite effect worktops, high quality stove with induction hob and stainless steel extractor hood over, one and half sink units with drainer and mixer taps, integrated Bosch dishwasher, space for table and chairs, radiator.

UTILITY ROOM 6'7 (2.01M) X 8'8 (2.64M)

Triple glazed frosted window to the side elevation, door to rear garden, matching cream shaker units, work surface, stainless steel sink with drainer, Glo-Worm central heating boiler, space and plumbing for washing machine, radiator.

DOWNSTAIRS SHOWER ROOM 9' (2.74M) MAX X 7'1 (2.16M)

Frosted double glazed window to the side elevation, walk in shower cubicle, push button low level WC, vanity wash hand basin, heated towel rail, tiled flooring, inset spotlights.

LANDING

Airing cupboard.

BEDROOM 1 17' (5.18M) X 14'9 (4.5M)

Triple glazed window to the front elevation, radiator, fitted wardrobes, access to walk in storage area.

EN- SUITE/JACK AND JILL BATHROOM 7'8 (2.34M) X 9'1 (2.77M) MAX

Frosted double glazed window to the rear elevation, single panel bath with tap and shower attachment, separate shower cubicle with tiled walls, glazed screen, low level WC, pedestal wash hand basin, loft access.



BEDROOM 2 13'2 (4.01M) X 8'9 (2.67M)

Triple glazed window to the front elevation, built in wardrobe, radiator.

BEDROOM 3 13'2 (4.01M) X 9'7 (2.92M)

Triple glazed Velux window to the rear elevation, built in wardrobe.

GARAGE 17'11 (5.46M) X 18'4 (5.59M)

Automatic up and over door, gas and electric meters.

PARKING

OUTSIDE

To the front there is a bricked paved driveway offering ample off road parking, neat front lawned area, gated access to the private enclosed rear garden with evergreen trees with attractive and well stocked beds and borders, timber decked seating area.

TENURE

Freehold

SERVICES (NOT TESTED)

No tests have been made of mains services, heating systems or associated appliances and neither has confirmation been obtained from the statutory bodies of the presence of these services. We cannot therefore confirm that they are in working order and any prospective purchaser is advised to obtain verification from their solicitor or surveyor.

LOCAL AUTHORITY

Cheshire East Council - Band F

POSTCODE

SK10 4NR

POSSESSION

Vacant possession upon completion.

VIEWING

Viewing strictly by appointment through the Agents.

MORTGAGE INFORMATION

Gascoigne Halman Private Finance Ltd offers independent mortgage advice, which is regulated by the Financial Conduct Authority for mortgages, life assurance and general insurance. Our independent advisers will be advised of all offers made. They have a wealth of experience in the highly competitive area of mortgage rates and available products. By our arranging an appointment to discuss your requirements, you will receive professional and independent mortgage advice that will be entirely appropriate to your own circumstances, may well save you money and speed up the whole transaction.

DISCLAIMER

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RESIDENTIAL LETTINGS AND MANAGEMENT

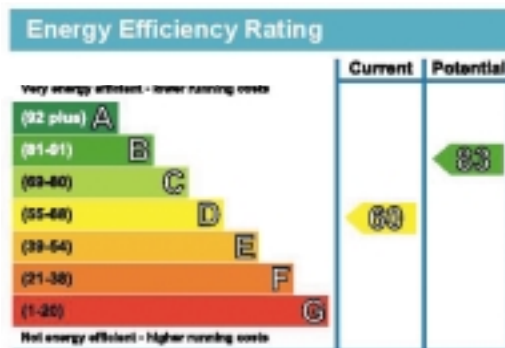
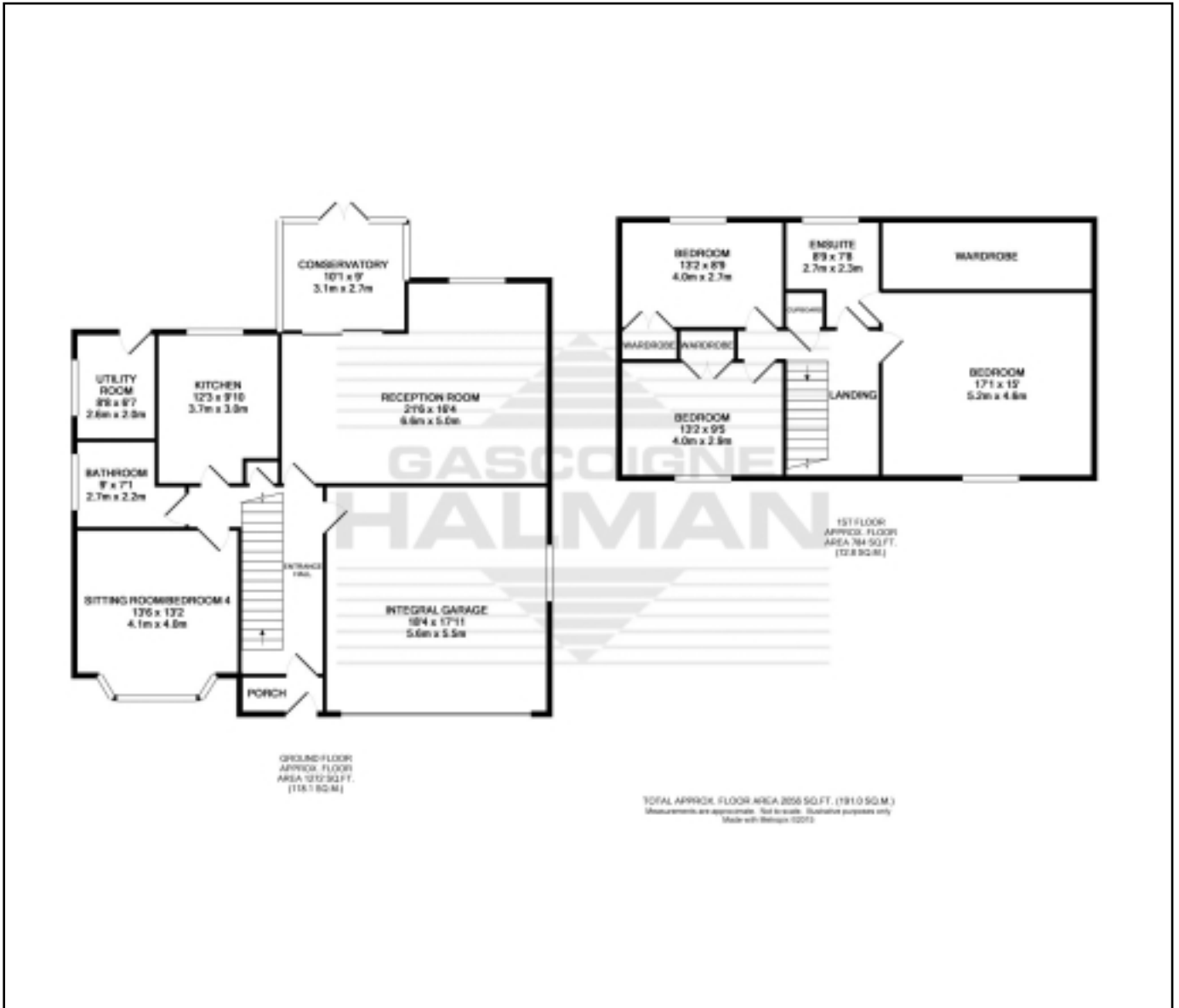
If you already have or are considering purchasing a property to let please contact your local office for specialist advice or email lettings@gascoignealman.co.uk



THE AREA'S LEADING INDEPENDENT ESTATE AGENCY

FLOOR PLANS

Not to Scale. For illustration purposes only.



Alderley Edge, Altrincham, Bramhall, Cheadle, Didsbury, Hale, Holmes Chapel, Knutsford, Lymm, Macclesfield, Marple Bridge, Poynton, Prestbury, Sale, Stockton Heath, Whaley Bridge, Wilmslow

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