



CHARTERED SURVEYORS LAND and ESTATE AGENTS AUCTIONEERS and VALUERS

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A DECEPTIVELY SPACIOUS FOUR BEDROOM END OF TERRACE CHARACTER HOUSE ENJOYING A MOST CONVENIENT CENTRAL LOCATION AND BOASTING STUNNING GARDENS.



61 CLUMBER ROAD, POYNTON, CHESHIRE, SK12 1NW

**£345,000**



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## 61 CLUMBER ROAD, POYNTON, CHESHIRE, SK12 1NW

This is a rare opportunity to acquire a superb four bedroom period house situated in a highly convenient central location. The property has been thoughtfully extended to the side and rear to provide spacious accommodation that would suit a variety of lifestyles. The current owners have sympathetically appointed the property to retain its inherent character with stripped pine doors and flooring, picture rails, coving, multi fuel burning stove, exposed brick chimney breast and open fireplaces all in evidence. All the rooms are well proportioned with two large reception rooms and an attractive fitted kitchen, as well as the 'hidden' downstairs study. Upstairs a large elegant landing provides access to the four bedrooms and a family bathroom suite. From the main bedroom a loft room with a fixed staircase can be accessed and could be utilised for a number of purposes.

Outside is truly delightful and will certainly interest any keen gardeners or just someone looking for good sized private gardens. There are actually two separate gardens at the rear of the property running perpendicular to each other in a 'T' shape formation linked by an arched hedge way. Tucked away at either end of the second rear garden are a recently constructed Edwardian style timber greenhouse and a 24 foot timber workshop as well as plenty of lawn area. Relaxing in this tranquil garden one would find it hard to believe that they were situated in such close proximity to the village centre. This property is sure to impress any potential purchasers and must be viewed to fully appreciate all this house has to offer.

Clumber Road with a mixture of styles of properties is a sought after road being so conveniently situated for easy access to the centre of Poynton as well as excellent Primary Schools and the High School. Poynton has a vibrant village centre where a wide variety of shops, cafes, restaurants and supermarkets including a Waitrose are situated. A variety of scenic walks are on hand in nearby Lyme Park & The Middlewood Way. All the schools catering for all ages within the area have an excellent reputation. There is easy access by road to the A34 link road and Handforth Dean. Manchester Airport and access to the motorway network are within a seven mile radius. Poynton also has a Train Station with regular services to Stockport and Manchester.

The accommodation is warmed by gas fired central heating, has uPVC double glazing throughout and in more detail comprises:

### GROUND FLOOR:

|                     |   |
|---------------------|---|
| PORCH               | Tiled floor. Glazed wooden door.  |
| ENTRANCE HALL       | Meter cupboard. Coving. Picture rails. Radiator.  |
| LOUNGE              | 15'10" (4.58m) into bay x 12'10" (3.90m) Open clay back fire with tiled surround and hearth. Stripped pine flooring. uPVC double glazed bay window to front aspect. Radiator.   |
| DINING ROOM         | 15'10" (4.82m) x 14'1" (4.20m) Feature exposed brick chimney breast with 'Coalbrookdale Much Wenlock' cast iron multi fuel burning stove. Stripped pine flooring. Original deep store cupboards. Large picture window to rear aspect. Two radiators. Door to:   |
| BREAKFAST KITCHEN   | 17'0" (5.17m) x 7'1" (2.17m) Comprehensive range of cream shaker style base and eye level units with solid oak worktops incorporating a ceramic Belfast sink, integral electric double oven and five point gas hob. Plumbing for washing machine. Space for American style fridge freezer. Wall mounted 'Worcester' combi boiler. uPVC side door. uPVC double glazed bay window to rear aspect. uPVC double glazed window to side aspect. Radiator. Door to deep pantry store with door to: |
| STUDY               | 11'11" (3.63m) x 7'11" (2.41m) uPVC double glazed windows to side and rear aspect. Door to Integral Garage. Rear door. Radiator.  |
| <u>FIRST FLOOR:</u> |   |
| LANDING             | Deep store cupboard. Window to side aspect. Radiator.   |
| BEDROOM NO.1        | 14'1" (4.27m) x 11'7" (3.52m) Cast iron period fireplace. uPVC double glazed window to rear aspect. Radiator. Stairs to:  |
| LOFT ROOM           | 17'2" (5.22m) x 7'11" (2.42m) Eaves storage. Velux window. Radiator.  |

|              |  |
|--------------|--|
| BEDROOM NO.2 | 12'3" (3.73m) x 9'11" (3.01m) uPVC double glazed window to front aspect. Radiator.   |
| BEDROOM NO.3 | 9'9" (2.96m) x 8'11" (2.73m) uPVC double glazed window to rear aspect. Radiator.   |
| BEDROOM NO.4 | 9'0" (2.74m) x 7'3" (2.20m) uPVC double glazed window to front aspect. Radiator.   |
| BATHROOM     | White suite comprising paneled bath with electric shower over, pedestal washbasin and low level WC. Tiled walls. Chrome central heating towel rail. uPVC obscure glazed window to side aspect. |

### OUTSIDE:

Attached GARAGE 17'11" (5.45m) x 8'2" (2.61m) Metal up and over door. Electric power points. Hot and cold water taps. uPVC double glazed window to side aspect.

Edwardian timber GREENHOUSE 12'0" (3.67m) x 8'0" (2.45m)

Timber WORKSHOP 24'0" (7.32m) x 8'0" (2.45m)

To the front there is an imprinted concrete driveway running alongside the front lawn with a boundary wall leading to the attached Garage. To the rear there is a very pleasant well stocked garden with an abundance of mature trees, hedges and shrubs. An archway leads to a second large garden area. Electric power point. Cold water tap.

### SERVICES:(not tested)

Mains services of electricity, gas, water and drainage are laid on and connected.

### PRICE:

**£345,000**

### COUNCIL TAX:

Band 'D'

### VIEWINGS:

By appointment with the AGENTS Michael Hart & Company, Poynton office 01625 876331.

### DIRECTIONS:

From Fountain Place, Poynton travel along Park Lane for approximately a third of a mile then take the right hand turn into Buckley Road. This then turns into Clumber Road where the property can be found on the left hand side.

### FLOOR PLANS:



### SURVEYS AND VALUATIONS

Should you require a Valuation, RICS Homebuyers Survey and Valuation, or a full Building Survey for a property that you are buying, please contact either Michael Hart (01625 876331) or Andrew Hart (01625 575578). We will be pleased to provide a quotation and offer advice on the different levels of valuation/survey available. (Please note that we are unable to provide this service for properties being offered for sale through our agency).

### Please take note of these points

No tests of any appliances or fittings held with the property offered for sale have been made. Purchasers should satisfy themselves as to the suitability or workability of these. The property is offered subject to not being sold, let or withdrawn on receipt of reply and although the above particulars are believed to be accurate, they are not guaranteed and do not form a contract. Neither Michael Hart & Co Ltd. nor the vendor or lessor accept any responsibility in respect of these particulars, which are not intended to be statements or representations of fact, and any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.