



2 bed detached bungalow to buy in SK12

Middlewood Road, Poynton, Stockport, Cheshire, SK12 1TU

£425,000 Starting Bid

H x2 D x1 G x2

Tenure

Freehold

Driveway & Garage parking

Property features

- ✓ Being Sold via Secure Sale online bidding. Terms and Conditions
- ✓ CASH BUYERS
- ✓ VACANT
- ✓ TWO DOUBLE BED DETACHED BUNGALOW IN A SOUGHT AFTER SEMI RURAL LOCATION
- ✓ EPC Rating E

Key Information

- ✓ Council Tax: Band E
- ✓ EPC Rating: E
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water

Arrange a viewing

Abigail Hall
Branch Manager
North West Auction

0191 7371 168
northwest@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

TWO DOUBLE BED DETACHED BUNGALOW IN A SOUGHT AFTER SEMI RURAL LOCATION- OFFERING NO VENDOR CHAIN.

Presenting a fantastic opportunity for renovation. With garage and off road parking, two double bedrooms, two reception rooms, spacious loft space and a generous idyllic rear garden. This home offers an exciting opportunity for a renovation project and to create a home the future owner can truly put their own stamp on it. Set in a beautiful location, it's ideally positioned close to Middlewood Way and the canal, with scenic countryside walks leading all the way to Lyme Park. A property like this is not one to miss.

Step inside via the porch into the spacious hallway, providing access to all principal rooms. The main living room enjoys views over the front enclosed garden and is centred around an electric fireplace with mantelpiece surround, while sliding doors lead seamlessly into the second reception room. Currently used as a dining room, this versatile space features bespoke shelving, integral storage, and the cosy charm of an open fireplace with brick surround. From here, continue through to the kitchen, a bright and airy space with dual-aspect windows and double doors opening onto the rear garden. The kitchen is well-equipped with a range of eye and base level units, along with space for white goods and an oven with hob and extractor above. From the garden access is provided to a further utility room and storage space.

To complete the accommodation is two well-proportioned double bedrooms, both benefiting from fitted wardrobes, providing everyday convenience. The family bathroom is equipped with a bath and shower over, WC, and hand wash basin. Stairs lead to a generous loft space, thoughtfully divided into two sections. From here, a balcony overlooks the rear garden, providing a private spot to relax and enjoy the surroundings.

Externally, there is ample off-road parking along with access to an up-and-over garage complete with electricity, as well as convenient side access to the rear. The front garden is well maintained enhancing the home's curb appeal, with gated entry on both sides to the rear. The true highlight, however, is the beautiful and extensive rear garden. Enjoying idyllic views over the surrounding fields, perfect for creating your own peaceful retreat. The garden is arranged over different levels, beginning with a patio seating overlooking a pond area. A ramp leads up to an allotment area and a generous lawned space with steps leading down. An opportunity for a keen gardener to restore its characterful features.

We have been made aware from the vendor that the property has a mineshaft in the rear garden, but is unsure on the location. We advise all buyers to carry out their own diligence and to check the legal pack and seek their own legal advice prior to bidding.

Council Tax Band: E

Tenure: Freehold

Price: Starting Bid £425,000

Property Type: Detached Bungalow

Parking: Driveway & Garage

Year built: 1946

Construction materials: Brick and block

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Coalfield or mining area: Yes

Public rights of way: No

Adaptions for accessibility: No

Heating: Gas

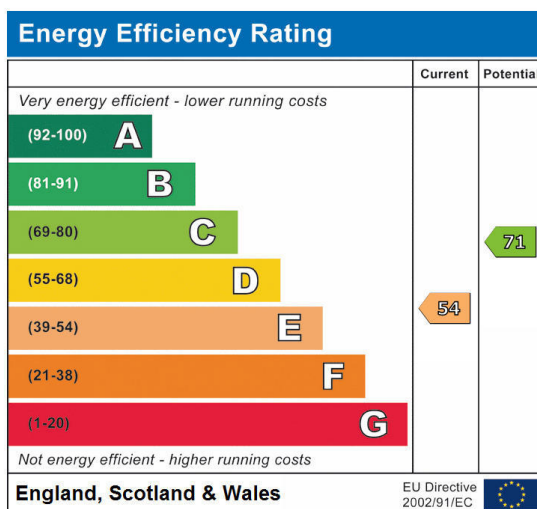
Electric: National Grid

Water: Direct mains water

Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No



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Contact your local branch today for more information on this property:

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