

ENERGY RATING: EER D (68/79) EIR (0/0)
TAX BAND: Band D
TENURE:

➤ TO VIEW THIS HOME, CONTACT THE POYNTON OFFICE: 01625 874 344
➤ ALTERNATIVELY, EMAIL: poynton@moorehomes.co.uk
➤ DO LET US KNOW IF YOU WOULD LIKE A MARKET VALUATION OF YOUR OWN HOME



Postcode for Sat Nav purposes: SK12 1JH

**PLEASE NOTE: The Tenure information shown has been taken from the official Land Registry Portal: <https://www.gov.uk/search-property-information-land-registry>

If the Tenure is showing as "UNKNOWN" this means the information relating to the Tenure is not currently available on the official Land Registry Portal and we therefore advise you speak with your solicitor or take legal advice before viewing/offering/or committing to purchase this property if the Tenure noted or lack of information affects you.

If the Tenure is shown as "FREEHOLD" or "LEASEHOLD" then this information was recorded when the property was made available and obtained from the Land Registry Portal. We cannot guarantee the information is accurate or up to date, however we expect it to be so, as it is the official register. Also to note: ** All tenure types including Freehold, might have associated Rents payable. If you have any concerns you can email us on poynton@moorehomes.co.uk before committing to view or offer.

- The WELL PRESENTED ACCOMMODATION offers some great features and comprises; large enclosed porch, entrance hall with stairs to 1st floor, ground floor SHOWER ROOM with Wc and window to the front and the hall also opens to the magnificent 21' x 18' LIVING ROOM, a superb large main reception room overlooking the rear garden and hinged fold away double doors open to a SITTING ROOM off which also opens to the rear garden. The sitting room also connects to the DINING KITCHEN which is set to the front of the home with modern kitchen suite and there is a useful UTILITY ROOM off, also with window to the front and a door opening to the side. At 1st floor, the landing with window to the front opens to the 5 BEDROOMS, the principal bedroom having an extensive fitted range of bedroom furniture and the FAMILY BATHROOM with white suite is set to the front and side.

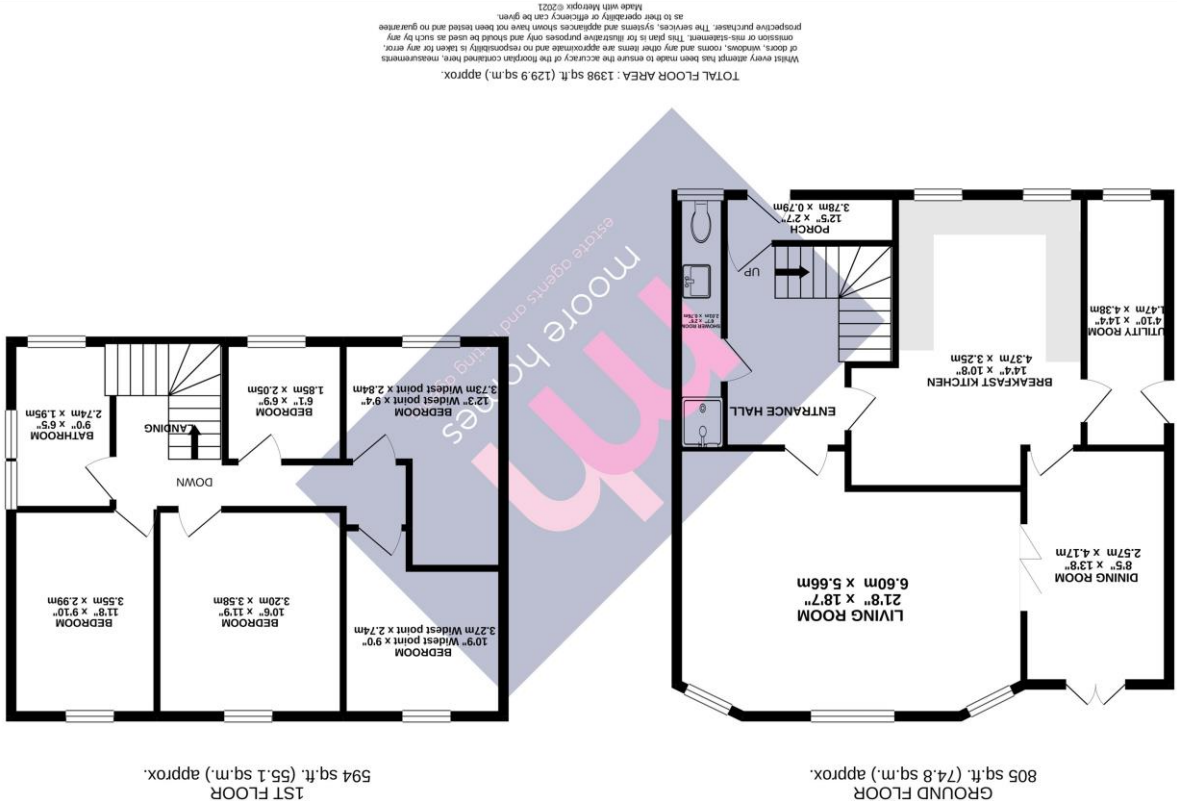
- Outside, there are LANDSCAPED GARDENS with a WESTERLY ASPECT for the good sized garden area at the rear, whilst a PAVED DRIVEWAY provides off road parking to the front. There is gate access to the side and rear.

- The property has GAS FIRED HEATING and UPVC DOUBLE GLAZING.

- NO CHAIN for this SUBSTANTIALLY EXTENDED 5 BED 2 BATH DETACHED FAMILY HOME enjoying a SUPER LOCATION walkable for local shops, the train station and the village. There are 5 BEDROOMS at 1st floor, 4 good sized bedrooms and a smaller 5th bedroom which would suit as a smaller nursery or home office. The family bathroom is also set at 1st floor level whilst there is an additional shower room on the ground floor, off the entrance hall.



Please note: these particulars do not form part of a contract and are not to be relied upon in place of seeking any legal advice. Due to the space limitation of this document it is advised you contact us for clarification on any matters which might alter your decision to buy this home. No appliances, including electrics and heating have been or will be tested by Moore Homes Estate Agents and Letting Agents. Measurements are approximate and not to be relied upon and photographs are taken using a wide angle lens therefore rooms may appear larger than they are, however our intention is to show you as much of each room as possible for the photograph.



*Would you like to know how much per month the mortgage payments on this home could be?
Why not speak to our mortgage advisor, Karen Lee to take advantage of free mortgage advice and see if we can save money on your mortgage?

