

ENERGY RATING: EER D (66/82) EIR (0/0)
TAX BAND: Band D
TENURE: Freehold

TO VIEW THIS HOME, CONTACT THE POYNTON OFFICE: 01625 874344
ALTERNATIVELY, EMAIL: poynton@moorehomes.co.uk
DO LET US KNOW IF YOU WOULD LIKE A MARKET VALUATION OF YOUR OWN HOME



- This lovely home is full of character and will no doubt appeal to a wide range of prospective purchasers, enjoying such a pleasant and popular SEMI RURAL LOCATION close by to the Middledwood Way, fields as well as having a pleasant lawned garden including raised vegetable patches & a patio seating area all enclosed with mature hedging.

- OUTSIDE, there is a DRIVEWAY providing ample off road parking leading to the ATTACHED GARAGE while also having a good sized lawned area to the front. The REAR GARDEN is delightful backing onto open furniture. The FAMILY BATHROOM is superb with feature tiling and part exposed brick walls all adding to the rustic charm and character of this property.

- To the first floor, 3 BEDROOMS are accessed from the LANDING, with the rear double bedroom enjoying fantastic views of the surrounding countryside, while all the bedrooms have the benefit of fitted lovely aspect over the rear garden and the fields beyond.

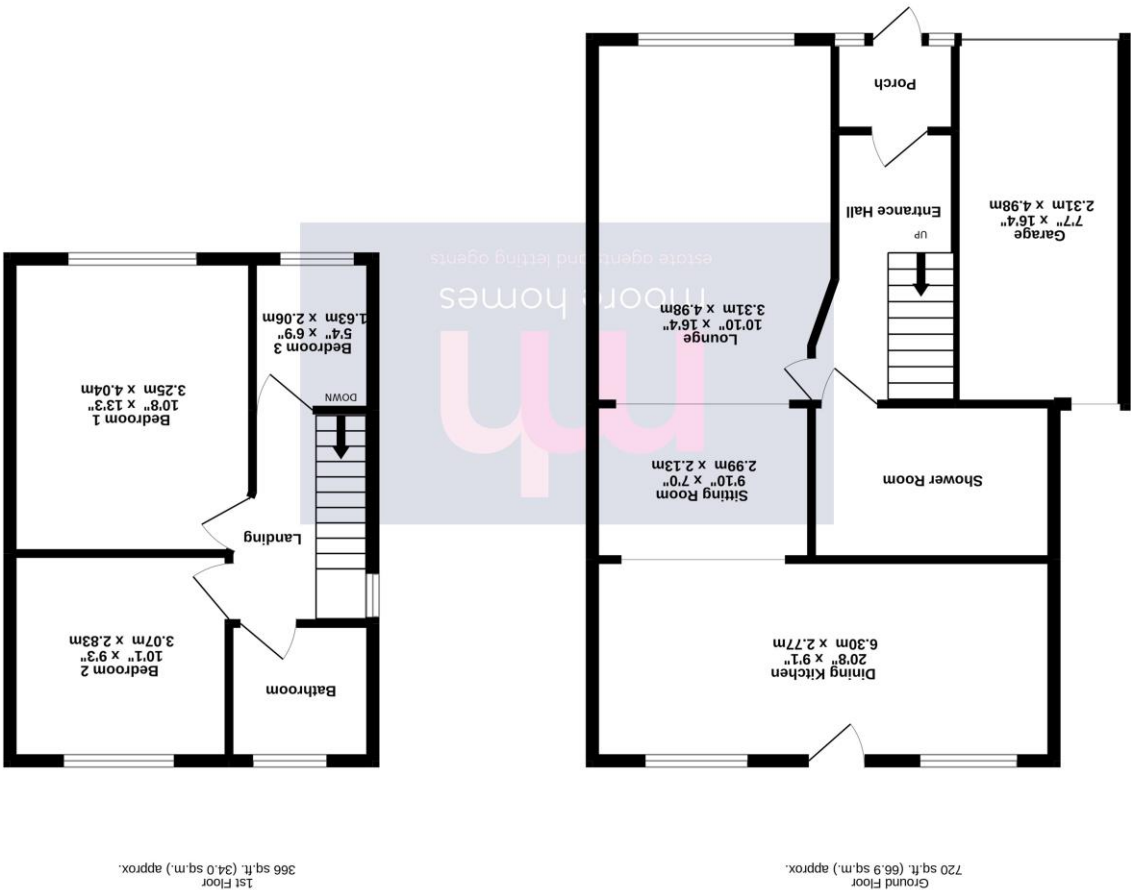
and inset providing a cosy focal point, then through to the sitting room which could serve a number of purposes. The dining kitchen is light and spacious providing a super sociable family area while enjoying a fantastic good size SHOWER ROOM attractively appointed in a vintage style with feature tiling and a Belfast sink. Situated to the front is the lounge featuring a wood burning stove with exposed brick hearth positioned at the rear and looking out over the delightful REAR GARDEN which backs onto OPEN FIELDS. The useful ENCLOSED PORCH leads into the ENTRANCE HALL where there are stairs to the first floor and a primary ground floor accommodation of this beautiful home consists of a LOUNGE with a bay window which is open to the SITTING ROOM with an archway leading into the spacious DINING KITCHEN

- This WELL PRESENTED 3 BEDROOM traditional style semi detached home enjoys an enviable SEMI RURAL LOCATION overlooking the local fruit farm to the front and BACKING ONTO OPEN FIELDS. The thoughtfully EXTENDED family accommodation has been appointed in a CHARMING RUSTIC style including a WOOD BURNING STOVE, ground floor VINTAGE STYLE SHOWER ROOM and FAMILY BATHROOM with feature exposed brick walls.



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.

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*Would you like to know how much per month the mortgage payments on this home could be?
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