



**GASCOIGNE  
HALMAN**

41 COPPICE ROAD, POYNTON

---

THE AREAS LEADING ESTATE AGENT



## 41 COPPICE ROAD, POYNTON

### Offers Over £375,000

A STUNNING CHARACTERFUL and DECEPTIVELY SPACIOUS TWO BEDROOM MINERS COTTAGE boasting ORIGINAL PERIOD FEATURES. LOCATED CLOSE TO POYNTON VILLAGE. TWO BEDROOMS, MODERN SHOWER ROOM, TWO SPACIOUS RECEPTION ROOMS, KITCHEN, GARAGE, UTILITY, PRIVATE ENCLOSED COURTYARD GARDEN & SEPARATE LARGE REAR GARDEN. OFF ROAD PARKING, BREATHTAKING and UNINTERRUPTED VIEWS to the rear.

- A CHARMING AND SPACIOUS TWO DOUBLE BEDROOM MINERS COTTAGE

- TWO RECEPTION ROOMS

- MODERN DOWNSTAIRS SHOWER ROOM

- OFF ROAD PARKING FOR UP TO TWO VEHICLES

- GARAGE & UTILITY ROOM

- LANDSCAPED REAR GARDEN WITH STUNNING VIEWS





## DESCRIPTION

Occupying an enviable elevated position and set peacefully behind an enclosed front garden, this charming miner's cottage enjoys a highly convenient location close to the heart of Poynton village. Just a short walk from local shops, cafés, bars and restaurants, this immaculately presented period home offers a wealth of character and charm throughout. The accommodation briefly comprises:- an entrance porch leading into two generous reception rooms. The front lounge features a fireplace, creating a cosy focal point, while the rear dining/sitting room enjoys pleasant views and direct access to the courtyard garden. The kitchen is fitted with wall, base and drawer units with roll-top work surfaces and includes a recess space for a dishwasher. To the rear, there is a modern downstairs shower room, well-appointed with a walk-in shower, wash basin and WC. To the first floor are two well-proportioned double bedrooms, both benefiting from built-in wardrobes that provide excellent storage while maintaining a spacious feel. Externally, the property is well set back from the road with gated access to the front garden. To the rear, a fully enclosed courtyard garden offers access to an external store cupboard. Beyond this, a driveway provides off-road parking for up to two vehicles, along with a large garage and a separate utility room. The outside space of this delightful home is equally impressive. The beautifully landscaped rear garden has been thoughtfully designed with a combination of patio seating areas, lawn, mature shrubs and well-stocked planting beds and enjoys stunning open views over the surrounding countryside.

## DIRECTIONS

SK12 1SL

## TENURE

FREEHOLD

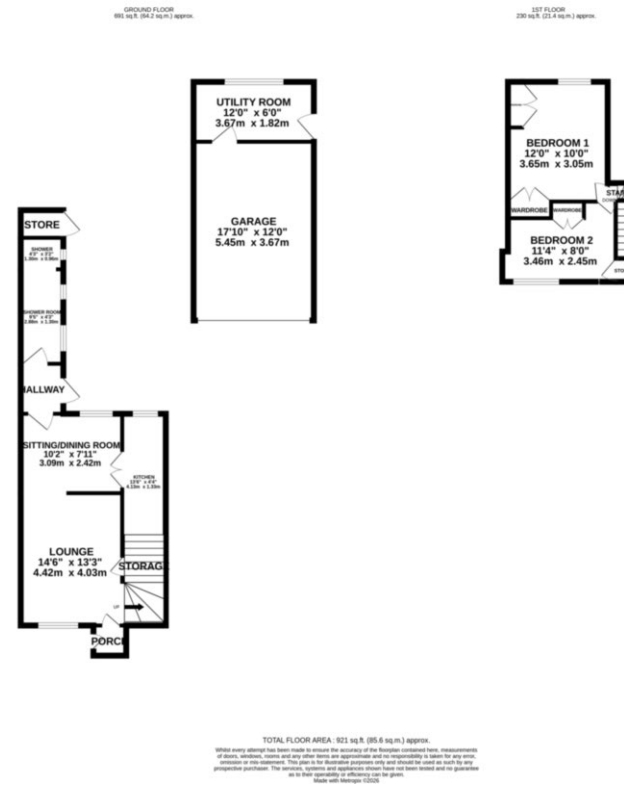
## CHESHIRE EAST COUNCIL COUNCIL TAX BAND D

CHESHIRE EAST COUNCIL  
COUNCIL TAX BAND D

## SERVICES (NOT TESTED)

Services have not been tested and you are advised to make your own enquiries and/or inspections.

## FLOORPLAN & EPC



NOTICE Gascoigne Halman for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Gascoigne Halman has any authority to make or give any representation or warranty whatever in relation to this property.



### POYNTON OFFICE

01625 859888

poynton@gascoignehalman.co.uk

3 Fountain Place, Poynton, Cheshire, SK12 1QX

**GASCOIGNE  
HALMAN**