



**GASCOIGNE
HALMAN**

5 LYME VIEW PLACE, POYNTON

THE AREAS LEADING ESTATE AGENT



5 LYME VIEW PLACE, POYNTON

Offers Over £600,000

A BEAUTIFULLY PRESENTED MODERN THREE STOREY SEMI DETACHED FAMILY HOME located on a SMALL GATED DEVELOPMENT within a FEW MINUTES WALK from POYNTON VILLAGE and LOCAL PRIMARY/SECONDARY SCHOOLS. ENTRANCE HALL, DOWNSTAIRS WC, LOUNGE, OPEN PLAN LIVING DINING KITCHEN, FOUR DOUBLE BEDROOMS, TWO EN-SUITE SHOWER ROOMS and FAMILY BATHROOM. BLOCK PAVED DRIVEWAY for 4 CARS. LANDSCAPED REAR GARDEN.

- A RECENTLY CONSTRUCTED THREE STOREY SEMI DETACHED FAMILY HOME

- PRESENTED TO SHOWHOME STANDARDS THROUGHOUT

- FOUR DOUBLE BEDROOMS & THREE BATHROOMS

- STUNNING OPEN PLAN LIVING DINING KITCHEN

- LOCATED ON A SECURE GATED DEVELOPMENT WITHIN WALKING DISTANCE OF THE VILLAGE AND LOCAL SCHOOLS

- OFF ROAD PARKING FOR 4 VEHICLES & LANDSCAPED REAR GARDEN





Occupying an enviable position located at the head of a small cul-de-sac of modern properties, this semi detached family home offers immaculately presented accommodation of circa 1900 sq ft. In brief the accommodation comprises:- Entrance hall with useful utility cupboard and open staircase leading to the first floor and lounge with walk in bay window which allows for plenty of natural light. To the rear of the property is the stunning 25ft open plan living dining kitchen which is comprehensively fitted with a range of handle-less high gloss wall and base units with quartz worktops over. The integrated appliances include Neff induction hob with extractor over, combination microwave oven, warming drawer, fridge, freezer, dishwasher and wine fridge. The island unit offers additional storage space and a breakfast bar area which is the ideal area for informal dining. The remainder of the room has adequate space for a formal dining table and chairs and a seating area. Bi-folding doors open onto the rear patio seating area. To the first floor the master bedroom is fitted with a range of floor to ceiling wardrobes, a real feature of this room is the bi-folding doors and Juliette balcony which have views over the rear garden. The en suite shower room includes a double walk in shower cubicle, wall hung wash basin, low level wc and heated towel rail. There are two further double bedrooms and the family bathroom complete with panelled bath, separate shower cubicle, low level wc and wall hung wash basin. To the second floor is a further double bedroom with en-suite facilities. Externally to the front of the property is a block paved driveway which provides off road parking for 4 vehicles. The rear garden is fully enclosed by perimeter fencing and predominately laid to lawn with a delightful Indian stone patio seating area.

DIRECTIONS

SK12 1AB

TENURE

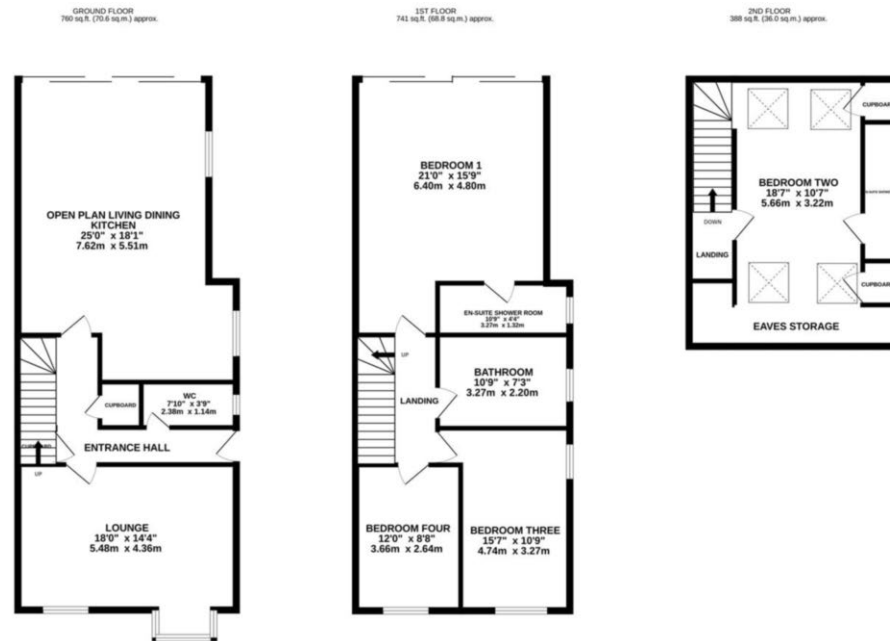
FREEHOLD

LOCAL AUTHORITY

CHESHIRE EAST COUNCIL - COUNCIL TAX BAND F

SERVICES (NOT TESTED)

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



TOTAL FLOOR AREA: 1899 sq ft. (175.5 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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