



**GASCOIGNE
HALMAN**

36 GREBE CLOSE, POYNTON

THE AREAS LEADING ESTATE AGENT



36 GREBE CLOSE, POYNTON

ASKING PRICE £425,000

AN EXTENDED THREE BEDROOM DETACHED BUNGALOW occupying a FAVOURABLE CUL-DE-SAC position within a HIGHLY SOUGHT AFTER RESIDENTIAL AREA. ENTRANCE HALL, SPACIOUS L-SHAPED LOUNGE with FEATURE FIREPLACE, SEPARATE DINING ROOM, CONSERVATORY/UTILITY ROOM and MODERN FITTED KITCHEN, THREE GOOD SIZED BEDROOMS and SHOWER ROOM. DRIVEWAY providing AMPLE OFF ROAD PARKING. DETACHED SINGLE GARAGE. DELIGHTFUL LANDSCAPED FRONT AND REAR GARDENS.

- ** NO CHAIN **

- AN EXTENDED THREE BEDROOM DETACHED BUNGALOW

- TWO SEPARATE RECEPTION ROOMS

- CUL-DE-SAC POSITION

- ESTABLISHED FRONT AND REAR LANDSCAPED GARDENS

- DRIVEWAY & DETACHED SINGLE GARAGE



Located within a popular residential development, which is conveniently located for both Poynton and Bramhall villages, this extended three bed detached bungalow is offered to the market with no onward chain. The property benefits from upvc double glazing and gas central heating and in brief comprises:-Entrance porch, entrance hall with double doors leading into the spacious L-shaped lounge with feature fireplace and dual aspect windows allowing plenty of natural light. The separate dining room has ample space for a formal dining table and chairs. To the rear is a conservatory/utility room which accesses the rear patio seating area through French double doors and has a glazed door into the modern breakfast kitchen which is comprehensively fitted with a range of shaker style wall, base and drawer units with roll top work surfaces over. The integrated appliances include a ceramic hob with chimney style extractor over, electric oven, microwave, dishwasher and fridge/freezer. There are three good sized bedrooms, the master bedroom benefits from fitted furniture. The shower room is fully tiled and fitted with a white two piece suite and walk in shower with chrome fittings. Externally to the front of the property is a lawned garden and a large driveway leading to the detached single garage. The rear garden is fully enclosed and mainly laid to lawn with a patio seating area. The gardens are well stocked with a variety of established trees, shrubs and flowers.

DIRECTIONS

SK12 1HU

TENURE

FREEHOLD

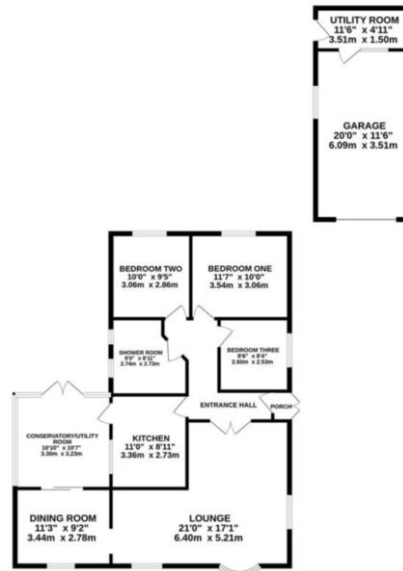
LOCAL AUTHORITY

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.

GROUND FLOOR
1341 sq.ft. (124.6 sq.m.) approx.



TOTAL FLOOR AREA: 1341 sq ft. (124.6 sq m) approx.

While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, corners and any other items are approximate and no responsibility is taken for any errors, omission or misstatement. This plan is for illustrative purposes only and should be used in conjunction with any professional guidance. The services, systems and appliances shown here are not tested and no guarantee as to their operation or condition can be given. Made with Metron CAD.

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