



**GASCOIGNE
HALMAN**

6 HOLLY ROAD, POYNTON

THE AREAS LEADING ESTATE AGENT



6 HOLLY ROAD, POYNTON

Asking Price £475,000.00

AN IMMACULATELY PRESENTED THREE BEDROOM DETACHED BUNGALOW OCCUPYING A FAVOURABLE CORNER PLOT and located within a SOUGHT AFTER RESIDENTIAL AREA within WALKING DISTANCE of POYNTON VILLAGE. TWO SEPARATE RECEPTION ROOMS, KITCHEN, CONSERVATORY, THREE WELL PROPORTIONED BEDROOMS and MODERN FITTED SHOWER ROOM and SEPARATE WC. LANDSCAPED GARDENS to THREE SIDES. DRIVEWAY. DETACHED SINGLE GARAGE.

- AN EXTENDED THREE BEDROOM DETACHED BUNGALOW
- TWO SEPARATE RECEPTION ROOMS
- CORNER PLOT POSITION
- LOCATED IN A HIGHLY SOUGHT AFTER RESIDENTIAL AREA
- LOCATED IN A HIGHLY SOUGHT AFTER RESIDENTIAL AREA
- GARDENS TO THREE SIDES, DOUBLE WIDTH DRIVEWAY & DETACHED GARAGE



Located in a popular residential area which is within walking distance to Poynton village this three bedroom detached bungalow occupies an enviable corner plot position with landscaped gardens to three sides. The property is well presented throughout and in brief comprises:- Entrance hall, 17ft lounge with two windows which have views over the gardens and allow for plenty of natural light, the main focal point of this room is the electric feature fireplace with living flame effect. The separate dining room has ample space for a formal dining table and chairs and sliding doors lead access the conservatory which provides an additional reception space. The kitchen is comprehensively fitted with a range of modern high gloss wall, base and drawer units with roll top work surfaces over, the integrated appliances include a double oven, induction hob with concealed extractor over and dishwasher, there is recess space for a fridge freezer. The master bedroom benefits from fitted furniture which includes floor to ceiling wardrobes on two walls, dressing table, chest of drawers and overhead storage cupboards, there are two further bedrooms. The shower room benefits from underfloor heating, it is fully tiled and includes a walk in shower, concealed cistern WC and wash basin with useful storage cupboards below. Externally there are lawned gardens to three sides which are well stocked with an abundance of established trees, plants and shrubs. To the rear of the property is a double width driveway which provides ample off road parking and leads to the detached garage.

DIRECTIONS

SK12 1PA

TENURE

FREEHOLD

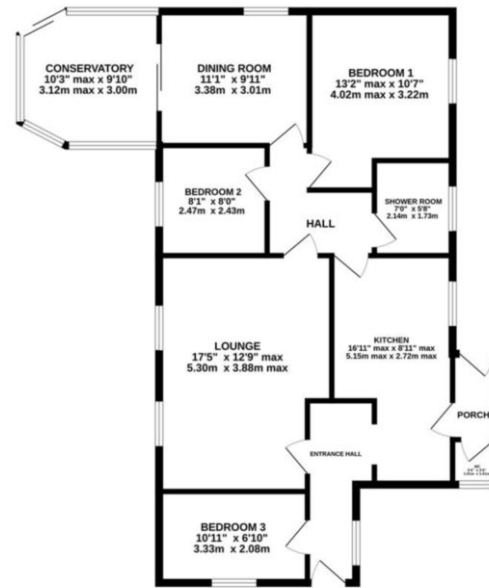
LOCAL AUTHORITY

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
988 sq.ft. (91.8 sq.m.) approx.



TOTAL FLOOR AREA: 988 sq.ft. (91.8 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any errors, omissions or misstatements. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown here are shown based on the information available at the time of completion of this plan and are not intended to be a guarantee. Made with AutoCAD LT 2014.

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