

# GASCOIGNE HALMAN

15 YEW TREE LANE, POYNTON





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## Asking Price £435,000

A THREE BEDROOM DETACHED BUNGALOW located within a HIGHLY SOUGHT AFTER RESIDENTIAL DEVELOPMENT which is within close proximity to POYNTON VILLAGE. ENTRANCE HALL, LOUNGE, DINING KITCHEN, CONSERVATORY, THREE BEDROOMS and SHOWER ROOM. BLOCK PAVED DRIVEWAY providing AMPLE OFF ROAD PARKING, INTEGRAL SINGLE GARAGE, LANDSCAPED FRONT and REAR GARDENS.

- \*\* NO CHAIN \*\*
- A THREE BEDROOM DETACHED BUNGALOW
- 19FT CONSERVATORY
- MODERN FITTED SHOWER ROOM
- LANDSCAPED FRONT AND REAR GARDENS
- DRIVEWAY PROVIDING AMPLE OFF ROAD PARKING & INTEGRAL SINGLE GARAGE











Occupying a favourable position within a highly regarded residential development which is conveniently located for Poynton village and all amenities, this three bedroom detached bungalow is offered to the market with no onward chain. In brief the accommodation comprises:- entrance hall with cloaks storage cupboard, the dining kitchen is fitted with an extensive range of wall, base and drawer units with roll top work surfaces over. The integrated appliances include a ceramic hob, double oven and concealed extractor over, the reminder of the room has ample space for a dining table and chairs. To the front of the property is the lounge which has a large window which allows for plenty of natural light, the main focal point of this room is the feature fireplace with living flame gas fire. There are three bedrooms, two of which are double bedrooms and benefit from fitted wardrobes, the third bedroom is currently used as a study and accesses the 19ft conservatory which provides an additional reception room and overlooks the rear gardens. The partly tiled shower room has been refitted and includes a walk in shower cubicle, concealed cistern wc and wash basin with storage cupboard below. Externally to the front of the property is a herringbone block paved driveway which provides off road parking for several cars and leads to the single garage. The rear garden is fully enclosed by perimeter fencing and is predominately laid to lawn with a delightful Indian stone patio seating area.

#### DIRECTIONS

SK12 1PU

**TENURE** 

FREEHOLD - CHIEF RENT £10 PER ANNUM

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.

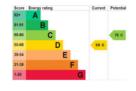
#### GROUND FLOOR 1110 sq.ft. (103.1 sq.m.) approx.



TOTAL FLOOR AREA: 1110 sq.ft. (100.1 sq.m.) approx.

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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**

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