



**GASCOIGNE
HALMAN**

15 YEW TREE LANE, POYNTON

THE AREAS LEADING ESTATE AGENT



15 YEW TREE LANE, POYNTON

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 remainder 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. (103.1 sq.m.) approx.
While every effort 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, 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 taken from the best available information and are not guaranteed or intended to be given. Made with Metron CAD.

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