



**GASCOIGNE
HALMAN**

49 CHESTER ROAD, POYNTON

THE AREAS LEADING ESTATE AGENT



49 CHESTER ROAD, POYNTON

Offers Over £550,000

A THREE BEDROOM 1930's DETACHED HOME CONVENIENTLY LOCATED WITHIN A SHORT WALK OF POYNTON VILLAGE AND TRAIN STATION. THE PROPERTY is in need OF RENOVATION and has the POTENTIAL to EXTEND (subject to necessary consents). ENTRANCE PORCH, ENTRANCE HALL, LOUNGE, DINING ROOM, BREAKFAST KITCHEN, THREE WELL PROPORTIONED BEDROOMS, BATHROOM and SEPARATE WC. DRIVEWAY PROVIDING AMPLE OFF ROAD PARKING AND SINGLE GARAGE. SOUTH FACING REAR GARDEN.

- ** NO CHAIN **

- A THREE BEDROOM 1930'S DETACHED FAMILY HOME

- TWO SEPARATE RECEPTION ROOMS

- IN NEED OF MODERNISATION

- LOCATED WITHIN WALKING DISTANCE OF POYNTON VILLAGE AND THE TRAIN STATION

- DRIVEWAY, DETACHED GARAGE & SOUTH FACING REAR GARDEN



Located in a prime central position within walking distance to the village and the train station. This three bedroom period detached house retains much of its original charm and character but now would benefit from a scheme of modernisation and refurbishment. The property is conveniently positioned within the plot and this offers the option to extend subject to the necessary approvals from the local authority. The property offers well balanced accommodation and in brief comprises of :- Entrance Porch, entrance hall with open staircase leading to the first floor, lounge with walk in bay window which allows for plenty of natural light, separate dining room and breakfast kitchen. To the first floor there are three bedrooms, bathroom and separate wc. Externally to the front of the property is a lawned garden, and a driveway which provides ample off road parking and leads to a detached single garage. The fully enclosed south facing rear garden is predominately laid to lawn.

DIRECTIONS

SK12 1HA

TENURE

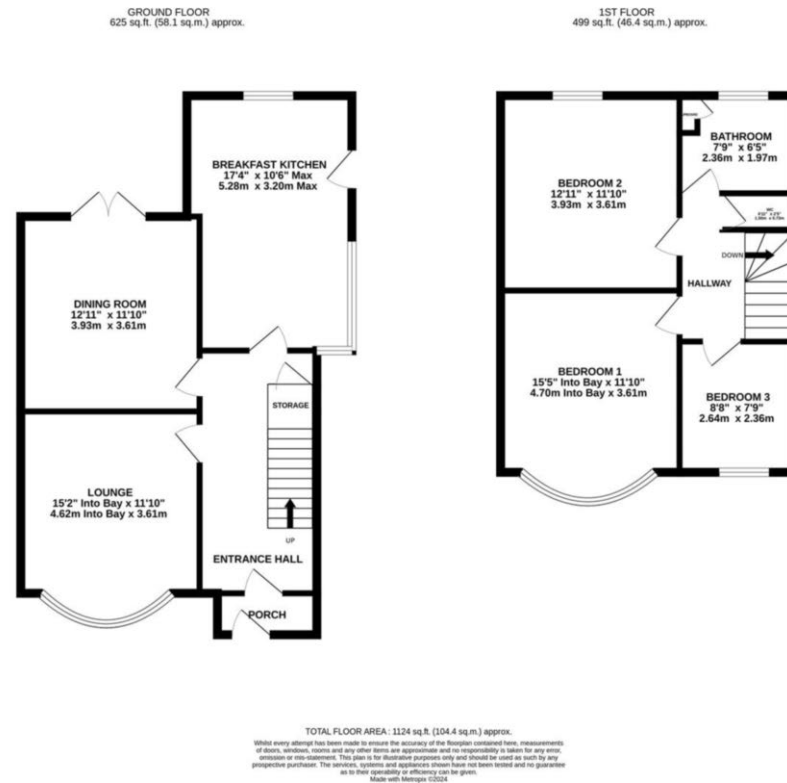
FREEHOLD

LOCAL AUTHORITY

CHESHIRE EAST COUNCIL - COUNCIL TAX BAND E

SERVICES (NOT TESTED)

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



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

01625 859888

poynton@gascoignehalman.co.uk

3 Fountain Place, Poynton, SK12 1QX

**GASCOIGNE
HALMAN**