



**GASCOIGNE  
HALMAN**

37 VERNON ROAD, POYNTON

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THE AREAS LEADING ESTATE AGENT





## 37 VERNON ROAD, POYNTON

**ASKING PRICE £370,000**

A WELL PRESENTED THREE BEDROOM SEMI DETACHED FAMILY HOME LOCATED on a POPULAR RESIDENTIAL DEVELOPMENT close to LOCAL PRIMARY and SECONDARY SCHOOLS. ENTRANCE PORCH, HALL, TWO SEPARATE RECEPTION ROOMS, REFITTED MODERN DINING KITCHEN, UTILITY ROOM, DOWNSTAIRS WC, THREE WELL PROPORTIONED BEDROOMS and FAMILY BATHROOM. DRIVEWAY providing OFF ROAD PARKING. STORAGE GARAGE. LANDSCAPED REAR GARDEN.

- A WELL PRESENTED THREE BEDROOM SEMI-DETACHED FAMILY HOME

- CONVENIENTLY LOCATED CLOSE TO LOCAL SCHOOLS & POYNTON VILLAGE

- TWO SEPARATE RECEPTION ROOMS

- EXTENDED OPEN PLAN LIVING DINING KITCHEN

- UTILITY ROOM & DOWNSTAIRS WC

- LANDSCAPED REAR GARDEN, DRIVEWAY & STORAGE GARAGE





Located within a highly sought after residential location and within walking distance to both local primary and secondary schools, this modern semi detached family home has been lovingly maintained and improved by the current vendor and now offers well presented accommodation over both floors. In brief the property comprises:- Entrance porch, entrance hall with stairs leading to the first floor, the lounge has a large window which provides plenty of natural light. To the rear of the property is an extended open plan dining/kitchen which is fitted with an extensive range of high gloss wall base and drawer units with square edge wooden block worktops over, the integrated appliances include an electric oven, gas hob with extractor over, microwave and dishwasher. The remainder of the room has ample space for a dining table and chairs and french doors lead to the rear garden. There is also an additional reception room with downstairs w/c and utility room. To the first floor there are two double bedrooms and a third good sized bedroom, the family bathroom is fully tiled and includes a low level wc, pedestal wash basin and panelled bath with shower over. Externally to the front of the property is a gravel garden area and tarmac driveway which provides ample off road parking. The rear garden is fully enclosed by perimeter fencing and is predominately laid to lawn, with a delightful patio area and useful green house.

#### **DIRECTIONS**

SK12 1LP

#### **TENURE**

LEASEHOLD 999 YEAR LEASE FROM 01/01/1972 947 YEAR REMAINING GROUND RENT £20 PER ANNUM

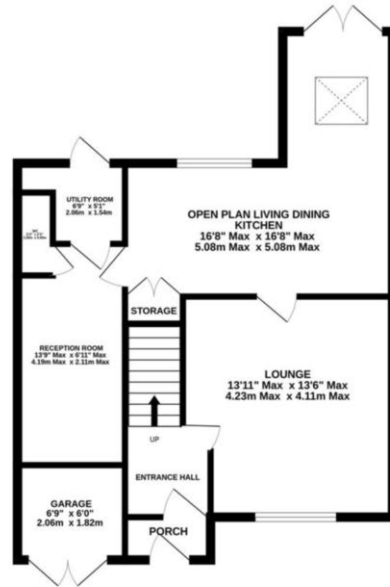
#### **LOCAL AUTHORITY**

CHESHIRE EAST COUNCIL - COUNCIL TAX BAND C

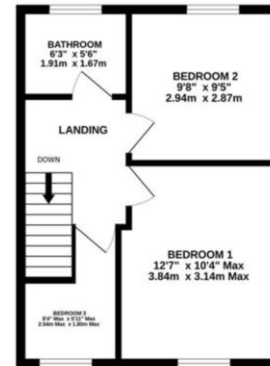
#### **SERVICES (NOT TESTED)**

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

GROUND FLOOR  
615 sq.ft. (57.1 sq.m.) approx.



1ST FLOOR  
306 sq.ft. (28.0 sq.m.) approx.



TOTAL FLOOR AREA: 981 sq.ft. (91.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the description contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency can be given.  
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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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