



**GASCOIGNE  
HALMAN**

1 WARREN CLOSE, POYNTON

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THE AREAS LEADING ESTATE AGENT



## 1 WARREN CLOSE, POYNTON

### Offers Over £250,000

A THREE BEDROOM SEMI DETACHED FAMILY HOME occupying a FAVOURABLE CUL-DE-SAC POSITION. THE PROPERTY IS IN NEED OF MODERNISATION THROUGHOUT. ENTRANCE HALL, DOWNSTAIRS WC, LOUNGE, SEPARATE DINING ROOM, KITCHEN, THREE WELL PROPORTIONED BEDROOMS and FAMILY BATHROOM. DRIVEWAY PROVIDING AMPLE OFF ROAD PARKING. LAWNED FRONT AND REAR GARDENS.

- A THREE BEDROOM SEMI DETACHED FAMILY HOME
- TWO RECEPTION ROOMS & DOWNSTAIRS WC
- IN NEED OF MODERNISATION
- CUL-DE-SAC POSITION
- LAWNED FRONT AND REAR GARDENS



Conveniently located for Poynton train station and the A555, this three-bedroom semi-detached family home occupies a favourable cul-de-sac position. The property is in need of modernisation throughout and has the potential to extend subject to the necessary local authority consents. In brief the accommodation comprises: - Entrance Hall with stairs leading to the first floor, downstairs wc, lounge with dual aspect windows which allow for plenty of natural light. The separate dining room leads into the kitchen. To the first floor there are three well-proportioned bedrooms and a family bathroom with three-piece suite. Externally to the front of the property is a lawned garden and driveway which provides ample off-road parking. The rear garden is fully enclosed and predominately laid to lawn, the garden is well stocked with a variety of trees and shrubs.

### **DIRECTIONS**

SK12 1HW

### **TENURE**

FREEHOLD

### **LOCAL AUTHORITY**

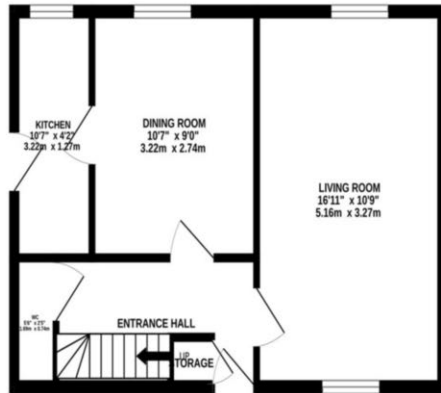
CHESHIRE EAST COUNCIL - COUNCIL TAX BAND C

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

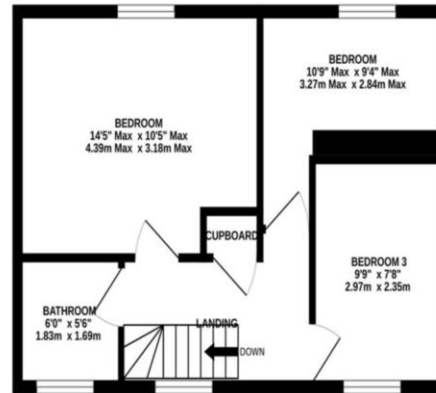
Services have not been tested and you are advised to make your own enquiries and/or inspections.

### **LOUNGE**

GROUND FLOOR  
398 sq.ft. (37.0 sq.m.) approx.



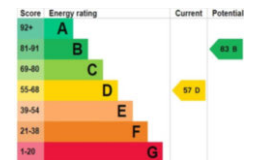
1ST FLOOR  
390 sq.ft. (36.2 sq.m.) approx.



TOTAL FLOOR AREA: 788 sq.ft. (73.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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 as to their operability or efficiency can be given.  
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