



**GASCOIGNE
HALMAN**

26 LOWER PARK CRESCENT, POYNTON

THE AREAS LEADING ESTATE AGENT



26 LOWER PARK CRESCENT, POYNTON

ASKING PRICE £365,000

A WELL PRESENTED THREE BEDROOM SEMI DETACHED FAMILY HOME OCCUPYING A FAVOURABLE CUL-DE-SAC LOCATION WITH REAR VIEWS OVER NEIGHBOURING FIELDS AND WITHIN WALKING DISTANCE TO A CHILDRENS PLAY PARK. ENTRANCE HALL, LOUNGE, CONSERVATORY, KITCHEN, DOWNSTAIRS WC, THREE BEDROOMS AND TWO LOFT ROOMS. DOUBLE WIDTH DRIVEWAY PROVIDING AMPLE OFF ROAD PARKING. ENCLOSED REAR GARDEN.



- A THREE BEDROOM SEMI DETACHED FAMILY HOME

- 22FT CONSERVATORY

- TWO LOFT ROOMS

- CUL-DE-SAC POSITION

- DOUBLE WIDTH DRIVEWAY PROVIDING AMPLE OFF ROAD PARKING

- LANDSCAPED REAR GARDEN OVERLOOKING NEIGHBOURING COUNTRYSIDE



Conveniently located to both Poynton and Bramhall villages and also the A555, this three bedroom semi detached family home occupies a favourable cul-de-sac position. The property is well presented throughout and in brief comprises:- Entrance hall with stairs leading to the first floor, Lounge, kitchen, large conservatory with access to the garden and shower room. To the first floor there are three well sized bedrooms, the main bedroom benefiting from a large storage cupboard. To the second floor there are two loft rooms currently being used as bedrooms. Externally to the rear there is a large private garden, mainly laid to lawn with a delightful decked area. To the front of the property there is a substantial sized driveway for ample off road parking and a electric car charging point.

DIRECTIONS

SK12 1EF

TENURE

FREEHOLD

LOCAL AUTHORITY

CHESHIRE EAST COUNCIL - COUNCIL TAX BAND C

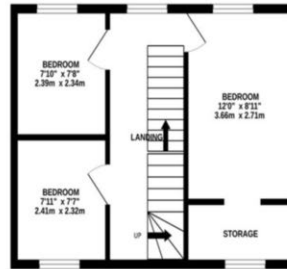
SERVICES (NOT TESTED)

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

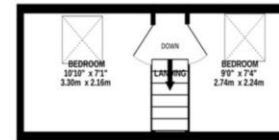
GROUND FLOOR
623 sq.ft. (57.9 sq.m.) approx.



1ST FLOOR
364 sq.ft. (33.8 sq.m.) approx.



2ND FLOOR
176 sq.ft. (16.4 sq.m.) approx.



TOTAL FLOOR AREA: 1163 sq.ft. (108.1 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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