



**GASCOIGNE
HALMAN**

19 LINDISFARNE DRIVE, POYNTON

THE AREAS LEADING ESTATE AGENT



19 LINDISFARNE DRIVE, POYNTON

Offers over £695,000

AN EXTENDED and TASTEFULLY PRESENTED FOUR DOUBLE BEDROOM DETACHED FAMILY HOME occupying an ENVIABLE PLOT on the POPULAR GLASTONBURY DRIVE DEVELOPMENT. ENTRANCE HALL, DOWNSTAIRS WC, LOUNGE with FEATURE FIREPLACE, EXTENDED LIVING AREA, BEAUTIFULLY APPOINTED KITCHEN, and UTILITY ROOM. MASTER BEDROOM with CONTEMPORARY EN-SUITE SHOWER ROOM, THREE FURTHER BEDROOMS and FAMILY BATHROOM. DOUBLE WIDTH DRIVEWAY. DOUBLE GARAGE. ENCLOSED LANDSCAPED REAR GARDEN.

- AN EXTENDED FOUR DOUBLE BEDROOM, TWO BATHROOM DETACHED FAMILY HOME

- LOCATED ON THE HIGHLY SOUGHT AFTER "GLASTONBURY DRIVE" RESIDENTIAL DEVELOPMENT.

- LOUNGE & LARGE OPEN PLAN LIVING DINING AREA

- STYLISH FITTED KITCHEN WITH GRANITE WORKTOPS

- DOWNSTAIRS WC & UTILITY ROOM

- DOUBLE WIDTH DRIVEWAY & DOUBLE GARAGE



Occupying a favourable position in a popular residential area which is within walking distance to Poynton village and Lower Park Primary school, this extended detached family home is immaculately presented and provides spacious and well balanced accommodation throughout. In brief the accommodation comprises :- Entrance hall with open staircase leading to the first floor and downstairs wc which is fitted with a two piece suite. The spacious lounge can be found at the front of the property, the main focal point of this room is the feature fireplace which incorporates a living flame gas fire. The second reception room is a magnificent living/dining room, the roof lantern provides plenty of natural light and three sets of french doors access the rear garden. The kitchen is comprehensively fitted with a range of high quality bespoke wall base and drawer units with granite work surfaces over, and integrated appliances, the separate utility room provides additional storage, laundry facilities and access to the garage. To the first floor are there is a spacious landing area, the master bedroom benefits from fitted furniture which includes floor to ceiling wardrobes, bedside table and storage cupboards. The stylish en-suite is fully tiled and complete with a walk in shower cubicle, concealed cistern wc and counter top wash basin, there are three further bedrooms and a family bathroom with three piece suite. Externally to the front of the property is a double width tarmac driveway which provides ample off road parking and leads to the integral garage. The rear garden is fully enclosed with perimeter fencing and is predominately laid to lawn, with a delightful patio seating area, the garden is well stocked with a variety of established plants, trees and shrubs.

DIRECTIONS

SK12 1EW

TENURE

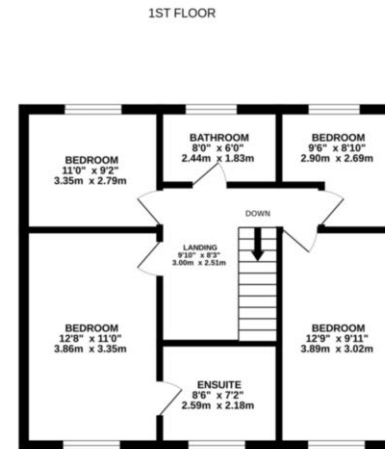
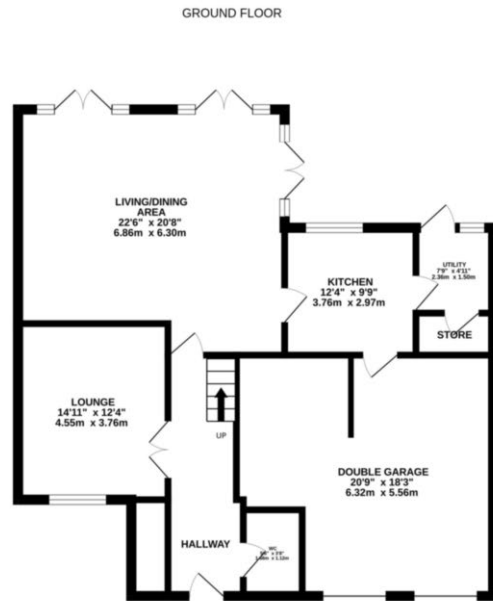
LEASEHOLD 999 YEAR LEASE FROM 21 MARCH 1979 - 954 YEARS REMAINING - GROUND RENT £20.00 PER ANNUM.

LOCAL AUTHORITY

CHESHIRE EAST COUNCIL - COUNCIL TAX BAND F

SERVICES (NOT TESTED)

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



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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