



**GASCOIGNE  
HALMAN**

69 OAK GROVE, POYNTON

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THE AREAS LEADING ESTATE AGENT





## 69 OAK GROVE, POYNTON

**Asking Price £650,000**

AN EXTENDED FOUR BEDROOM FAMILY HOME CONVENIENTLY LOCATED WITHIN A SHORT WALK OF POYNTON VILLAGE AND TRAIN STATION. THREE LARGE RECEPTION ROOMS, DINING KITCHEN, DOWNSTAIRS WC, GROUND FLOOR BEDROOM/STUDY, FOUR BEDROOMS and FAMILY BATHROOM. DRIVEWAY, GARAGE AND LANDSCAPED GARDENS.

- \*\* NO CHAIN \*\*

- A 1930'S EXTENDED DETACHED FAMILY HOME

- TWO SEPARATE RECEPTION ROOMS

- OPEN PLAN DINING KITCHEN AND SEPARATE UTILITY ROOM WITH W/C

- FOUR BEDROOMS PLUS ADDITIONAL GROUND FLOOR BEDROOM/STUDY

- DRIVEWAY & INTEGRAL SINGLE GARAGE





Located on a quiet residential road just a short stroll from the village and train station, this extended detached family home offers spacious accommodation throughout over two floors. In brief the property comprises:- Entrance porch leading to welcoming entrance hall with open staircase leading to the first floor. The lounge has a walk in bay window allowing for plenty of natural light and a feature fireplace, the separate dining room also has a feature fireplace and sliding doors leading to the rear garden. The open plan dining kitchen is fitted with a comprehensive range of wall and base units with square edge quartz worktops over. The remainder of the room has ample space for a dining table and chairs. A utility room has adequate laundry facilities and accesses the downstairs wc. There is an additional reception room with french doors to the garden and a ground floor bedroom/study. To the first floor the master bedroom benefits from a range of fitted furniture and over looks the rear garden, there are three further well proportioned bedrooms and a family bathroom with four piece suite. Externally to the front of the property is a lawned garden and a driveway providing ample off road parking and access to the garage. The rear garden is fully enclosed and predominately laid to lawn with a delightful patio seating area, the garden is well stocked with a variety of established, trees, plants and shrubs.

#### **DIRECTIONS**

SK12 1AD

#### **TENURE**

FREEHOLD

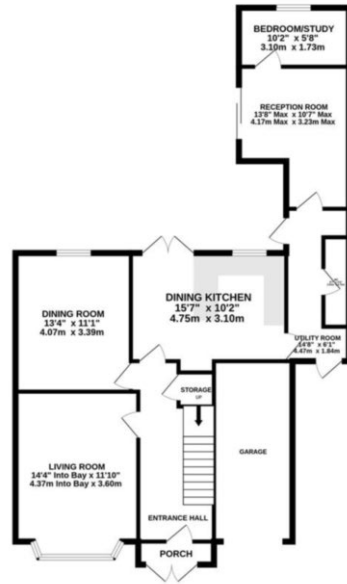
#### **LOCAL AUTHORITY**

CHESHIRE EAST COUNCIL - COUNCIL TAX BAND F

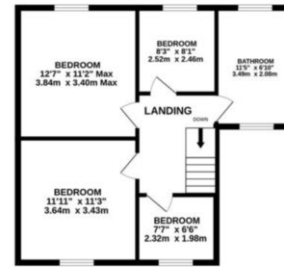
#### **SERVICES (NOT TESTED)**

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

GROUND FLOOR  
1036 sq.ft. (96.2 sq.m.) approx.



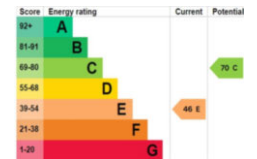
1ST FLOOR  
556 sq.ft. (51.6 sq.m.) approx.



TOTAL FLOOR AREA: 1591 sq.ft. (147.8 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, rooms, areas and any other items are approximate and no responsibility is taken for any error. Creation of this document. This plan is for illustrative purposes only and should not be used as a basis for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee is given in relation to their operation or efficiency can be given. Made with Metragen 02/24

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## POYNTON OFFICE

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