



**GASCOIGNE
HALMAN**

1 DISTAFF ROAD, POYNTON

THE AREAS LEADING ESTATE AGENT



1 DISTAFF ROAD, POYNTON

Offers Over £375,000

A WELL PRESENTED THREE BEDROOM SEMI DETACHED FAMILY HOME which OCCUPIES A LARGE PLOT within a POPULAR RESIDENTIAL AREA. ENTRANCE PORCH, ENTRANCE HALL, DOWNSTAIRS WC, LOUNGE, MODERN FITTED DINING KITCHEN, CONSERVATORY, THREE WELL PROPORTIONED BEDROOMS and FAMILY BATHROOM with THREE PIECE SUITE. DOUBLE WIDTH CONCRETE IMPRINTED DRIVEWAY providing AMPLE OFF ROAD PARKING. DETACHED DOUBLE GARAGE CONVERTED to an ADDITIONAL ROOM with GARAGE STORAGE. SOUTH FACING LANDSCAPED REAR GARDEN.

- ** NO CHAIN **

- A THREE BEDROOM SEMI DETACHED FAMILY HOME

- OCCUPYING AN ENVIABLE SIZED PLOT

- MODERN FITTED KITCHEN & 18FT CONSERVATORY

- DOUBLE WIDTH DRIVEWAY & CONVERTED DETACHED DOUBLE GARAGE

- PRIVATE SOUTH FACING LANDSCAPED REAR GARDEN



Conveniently located from Poynton village, the train station and also the A555, this three bedroom semi detached family home occupies a large plot within a sought after residential area. In brief the property comprises:- Entrance porch, entrance hall and downstairs wc. The lounge can be found at the front of the property and is fitted with laminated flooring. The kitchen is comprehensively fitted with an extensive range of matt anthracite wall, base and drawer units these are complemented by compact laminate worktops, the integrated appliances include a induction hob with extractor hood over, double oven, dishwasher and fridge/freezer. The conservatory spans over 18ft and is currently used as a dining room and has ample space for a lounge seating area. French doors access the rear garden. To the first floor there are three well proportioned bedrooms and a modern family bathroom which is partially tiled and fitted with a white suite which includes a bath with shower over, concealed cistern wc, wash basin with storage below and chrome heated towel rail. Externally to the front of the property is a lawned garden and double width driveway which leads to the detached double garage. The garage has been converted to provide a garage storage with up and over door, and an additional room which would be perfect as a home office or gym. The South facing rear garden is private and fully enclosed by perimeter fencing, the garden is laid in artificial lawn with rendered flowerbed borders, and a delightful raised decked seating area.

DIRECTIONS

SK12 1HN

TENURE

FREEHOLD

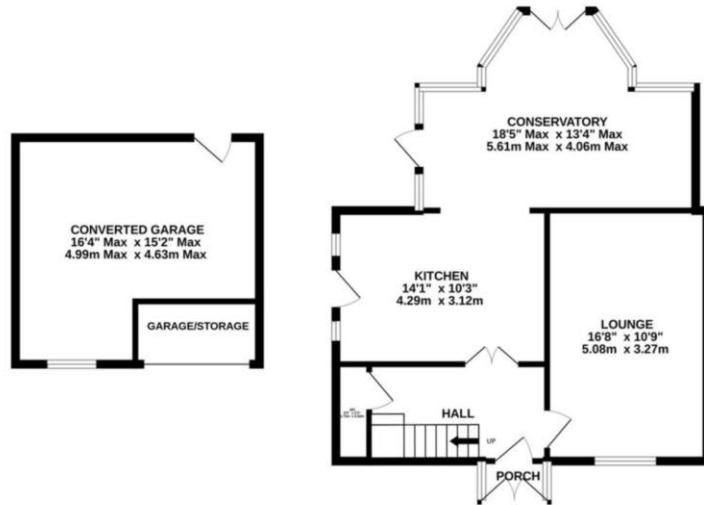
LOCAL AUTHORITY

CHESHIRE EAST COUNCIL COUNCIL TAX BAND B

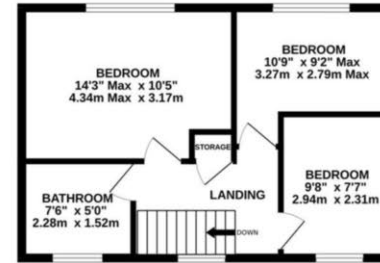
SERVICES NOT TESTED

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

GROUND FLOOR
874 sq.ft. (81.2 sq.m.) approx.



1ST FLOOR
419 sq.ft. (39.0 sq.m.) approx.



TOTAL FLOOR AREA: 1294 sq.ft. (120.2 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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