



**GASCOIGNE
HALMAN**

54 MILTON DRIVE, POYNTON

THE AREAS LEADING ESTATE AGENT



54 MILTON DRIVE, POYNTON

OFFERS OVER £450,000

A THREE BEDROOM DETACHED DORMER BUNGALOW occupying a FAVOURABLE CUL-DE-SAC POSITION within a HIGHLY SOUGHT AFTER RESIDENTIAL LOCATION within a FEW MINUTES WALK of POYNTON VILLAGE. ENTRANCE PORCH, ENTRANCE HALL, LOUNGE/DINING ROOM, MODERN FITTED KITCHEN and BATHROOM, THREE DOUBLE BEDROOMS, LARGE LANDING/STUDY AREA and SEPARATE WC. DRIVEWAY providing AMPLE OFF ROAD PARKING. DETACHED SINGLE GARAGE. LANDSCAPED SOUTH FACING GARDENS.

- ** NO CHAIN **

- A THREE DOUBLE BEDROOM DETACHED DORMER BUNGALOW

- CUL-DE-SAC POSITION

- LOCATED WITHIN WALKING DISTANCE TO POYNTON VILLAGE

- LANDSCAPED SOUTH FACING GARDEN

- DRIVEWAY & DETACHED SINGLE GARAGE



Located at the end of a small cul-de-sac and conveniently placed being only a few minutes walk for Poynton village, this three double bedroom detached dormer bungalow is offered to the market with no onward chain. In brief the property comprises:- Entrance porch and entrance hall with open staircase leading to the first floor. To the front of the property there are two double bedrooms, the bathroom is partly tiled and includes a low level wc, pedestal wash basin, twin grip bath and separate shower cubicle. The L-shaped lounge/dining room has a feature fireplace with living flame gas fire and has access and views over the rear garden. Double doors lead into the kitchen, which is comprehensively fitted with a range of shaker style wall, base and drawer units with square edge worktops over, the integrated appliances include a fridge/freezer, dishwasher, washing machine, oven, and electric hob with extractor hood over. To the first floor the spacious landing would be ideal as a study area, the master bedroom is another double bedroom and there is also a useful separate wc complete with low level wc and pedestal wash basin. Externally to the front of the property is a walled lawned garden and driveway which provides ample off road parking and leads to the detached single garage. The South facing rear garden is fully enclosed and is predominately laid to lawn with a patio seating area, the garden is well stocked with established trees, plants and shrubs.

DIRECTIONS

SK12 1EY

TENURE

LEASEHOLD 999 YEAR LEASE FROM 25/03/1956 931 YEARS REMAINING GROUND RENT £10 PER ANNUM

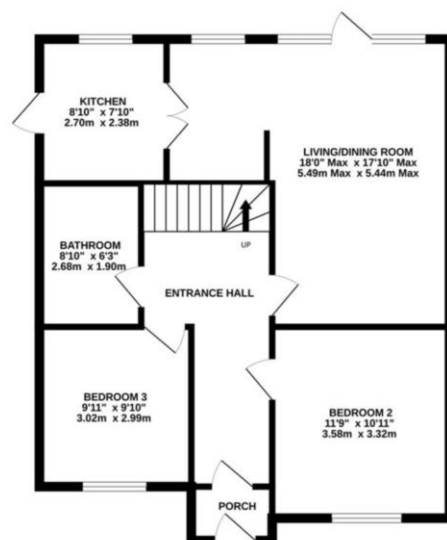
LOCAL AUTHORITY

CHESHIRE EAST COUNCIL COUNCIL TAX BAND D

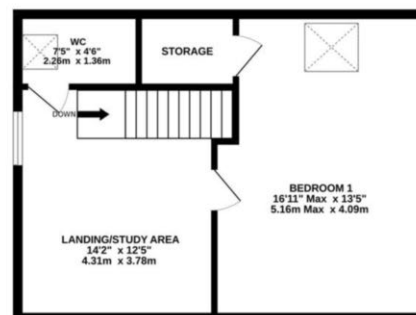
SERVICES (NOT TESTED)

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

GROUND FLOOR
727 sq.ft. (67.6 sq.m.) approx.



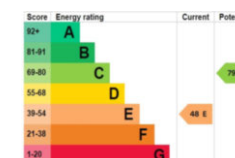
1ST FLOOR
468 sq.ft. (43.5 sq.m.) approx.



TOTAL FLOOR AREA: 1195 sq.ft. (111.1 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.
Made with Metropix ©2024

NOTICE Gascoigne Halman for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Gascoigne Halman has any authority to make or give any representation or warranty whatever in relation to this property.



POYNTON OFFICE

01625 859 888

joanne.macleod@gascoignehalman.co.uk

3 Fountain Place, Poynton, SK12 1QX

**GASCOIGNE
HALMAN**