



**GASCOIGNE
HALMAN**

6 CEDAR CLOSE, POYNTON

THE AREAS LEADING ESTATE AGENT



6 CEDAR CLOSE, POYNTON

Offers Over £425,000

A BEAUTIFULLY PRESENTED THREE BEDROOM SEMI DETACHED FAMILY HOME occupying a LARGE PLOT within a SMALL CUL-DE-SAC which is WITHIN a FEW MINUTES WALK to POYNTON VILLAGE and LOCAL PRIMARY/SECONDARY SCHOOLS. ENTRANCE PORCH, ENTRANCE HALL, LOUNGE with FEATURE FIREPLACE, DINING ROOM, MODERN KITCHEN, THREE WELL PROPORTIONED BEDROOMS and FAMILY BATHROOM. DRIVEWAY providing AMPLE OFF ROAD PARKING. LARGE LANDSCAPED REAR GARDEN.



- AN IMMACULATELY PRESENTED THREE BED SEMI DETACHED FAMILY HOME

- PLANNING PERMISSION GRANTED FOR A SIDE AND REAR EXTENSION

- POSITIONED WITHIN A SMALL CUL-DE-SAC

- WITHIN A FEW MINUTES WALK TO POYNTON VILLAGE, LOCAL PRIMARY AND SECONDARY SCHOOLS

- LARGE LANDSCAPED REAR GARDEN WITH GARDEN BUILDING

- DRIVEWAY PROVIDING AMPLE OFF ROAD PARKING



Positioned within a small cul-de-sac and located within walking distance to Poynton village and to both primary and secondary schools, this three-bedroom semi-detached family home is presented to a high standard throughout. The property also has the potential to extend, and the current vendors have obtained planning permission for a two-storey side and single storey extension (Planning reference - 22/1784M). In brief the accommodation comprises: - Entrance porch, entrance hall with open staircase to the first floor. The lounge has a large window which allows for plenty of natural light and a feature fireplace and leads through to the dining room which overlooks the rear gardens. The kitchen is fitted with a range of shaker style wall base and drawer units with roll top work surfaces over, the integrated appliances include an electric oven, four ring gas hob with extractor over. There is recess space for a slimline dishwasher, washing machine and fridge/freezer. To the first floor there are two double bedrooms and a single bedroom. The modern family bathroom is fully tiled and includes a panelled bath with shower over, low level wc, vanity unit with wash bash and heated towel rail. Externally to the front of the property is a lawned garden and a driveway which provides ample off-road parking, double gates provide access to the large rear garden which is enclosed by perimeter fencing 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. The garden building is used as a hobbies room however could be utilised as a home gym or summerhouse.

DIRECTIONS

SK12 1PP

TENURE

FREEHOLD

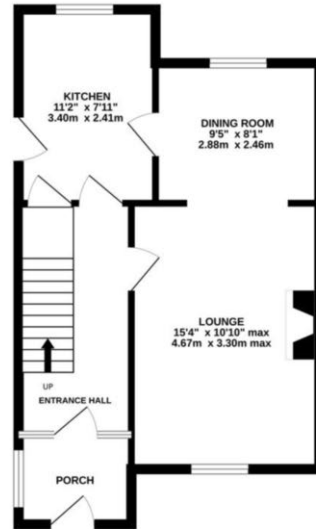
LOCAL AUTHORITY

CHESHIRE EAST COUNCIL - COUNCIL TAX BAND C

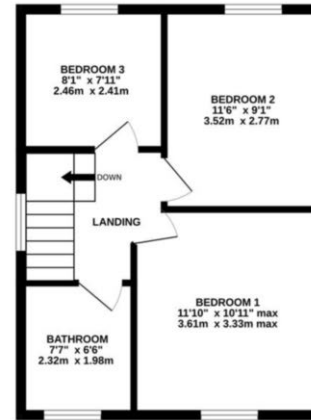
SERVICES (NOT TESTED)

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

GROUND FLOOR
444 sq.ft. (41.3 sq.m.) approx.



1ST FLOOR
406 sq.ft. (37.7 sq.m.) approx.



TOTAL FLOOR AREA: 850 sq.ft. (79.0 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the description contained herein, 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 12/2024

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