



**GASCOIGNE  
HALMAN**

5 BOLTON CLOSE, POYNTON

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THE AREAS LEADING ESTATE AGENT



## 5 BOLTON CLOSE, POYNTON

**Asking Price £385,000**

A WELL PRESENTED TWO DOUBLE BEDROOM DETACHED BUNGALOW occupying an ENVIABLE CORNER PLOT in a SMALL CUL-SAC on a HIGHLY SOUGHT AFTER RESIDENTIAL DEVELOPMENT. ENTRANCE HALL, LOUNGE with FEATURE FIREPLACE, MODERN FITTED BREAKFAST KITCHEN, CONSERVATORY, SHOWER ROOM. DRIVEWAY. DETACHED SINGLE GARAGE. ENCLOSED LANDSCAPED GARDENS to THREE SIDES.

- \*\* NO CHAIN \*\*

- PRIME CUL-DE-SAC POSITION ON THE HIGHLY SOUGHT AFTER "GLASTONBURY DRIVE" DEVELOPMENT

- A TWO DOUBLE BEDROOM DETACHED BUNGALOW

- CONSERVATORY

- DRIVEWAY & DETACHED SINGLE GARAGE

- CORNER PLOT WITH LANDSCAPED GARDENS TO THREE SIDES



Located within a popular residential area and within close proximity of Poynton village and the train station, this two bedroom detached bungalow is well presented throughout and offers well balanced accommodation. Benefiting from UPVC double glazing and gas fired central heating the property comprises:- Entrance hall and lounge which extends to over 21ft with feature fireplace. The breakfast kitchen is comprehensively fitted with a range of wall, base and drawer units with roll top work surfaces over and integrated appliances. The master bedroom overlooks the rear gardens and benefits from fitted furniture, the second bedroom is another double bedroom and has french doors which lead into the conservatory, which provides an additional reception space. The shower room is fully tiled and boasts a modern three piece suite. Externally to the front and side of the property are enclosed lawned gardens. The West facing rear garden is predominately laid to lawn and is well stocked with an abundance of established trees, plants and shrubs. A gate provides access to the driveway and detached single garage.

#### **DIRECTIONS**

SK12 1SB

#### **TENURE**

FREEHOLD

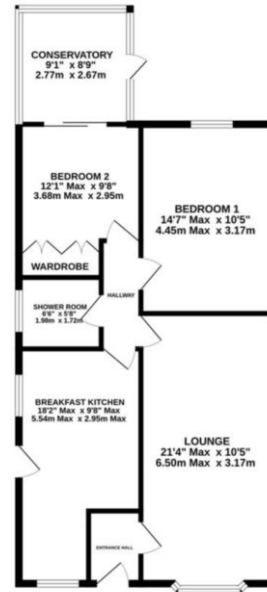
#### **LOCAL AUTHORITY**

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  
806 sq ft. (74.9 sq m.) approx.



TOTAL FLOOR AREA: 806 sq ft. (74.9 sq m.) approx.  
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of blocks, windows, doors and any other items are approximate and no responsibility is taken for any errors, omission or misstatement. This plan is for illustrative purposes only and should be used in each by any prospective purchaser. The services, appliances and appliances shown here are shown based on the information as to best knowledge or believe to be given.  
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## POYNTON OFFICE

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