



**GASCOIGNE  
HALMAN**

77 MICAWBER ROAD, POYNTON

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THE AREAS LEADING ESTATE AGENT



## 77 MICAWBER ROAD, POYNTON

**ASKING PRICE £365,000**

A WELL PRESENTED TWO DOUBLE BEDROOM SEMI DETACHED BUNGALOW located within a HIGHLY SOUGHT AFTER RESIDENTIAL AREA. ENTRANCE HALL, LOUNGE, MODERN FITTED KITCHEN and BATHROOM. DRIVEWAY providing AMPLE OFF ROAD PARKING. DETACHED SINGLE GARAGE. LANDSCAPED FRONT and REAR GARDENS.

- A TWO DOUBLE BEDROOM SEMI DETACHED BUNGALOW
- LOCATED IN A HIGHLY SOUGHT AFTER RESIDENTIAL LOCATION
- WELL PRESENTED THROUGHOUT
- MODERN FITTED KITCHEN AND BATHROOM
- DRIVEWAY PROVIDING AMPLE OFF ROAD PARKING & DETACHED SINGLE GARAGE
- LANDSCAPED FRONT AND REAR GARDENS



Located within a highly regarded residential development which is conveniently located for Poynton village, this two double bedroom semi-detached bungalow offers well balanced accommodation throughout. The property is well presented throughout and in brief comprises: - Entrance Hall and 15ft lounge with a large window which allows for plenty of natural light. The kitchen is comprehensively fitted with a modern range of shaker style wall, base, and drawer units with wooden square edge worktops over, the integrated appliances include an oven, five ring gas hob with extractor over, fridge and freezer. To the rear of the property are two double bedrooms. The bathroom is fitted with a modern suite which includes a p-shaped bath with shower over, low level wc and pedestal wash basin. Externally to front of the property is a lawned garden and driveway which leads to a detached single garage, The rear garden is enclosed by perimeter fencing and hedgerow and is predominately laid to lawn with a delightful patio seating area.

### **DIRECTIONS**

SK12 1UP

### **TENURE**

LEASEHOLD 999 YEAR LEASE FROM 01/01/1972  
947 YEARS REMAINING GROUND RENT £20 PER YEAR

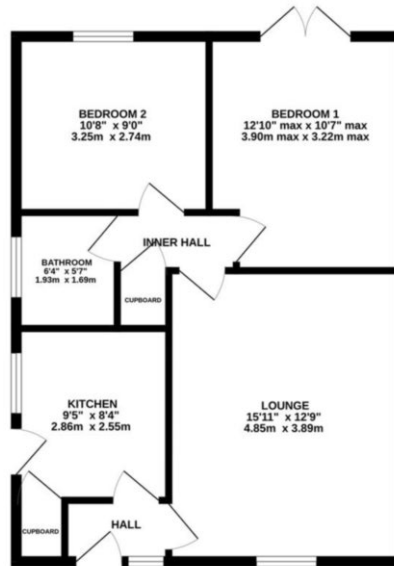
### **LOCAL AUTHORITY**

CHESHIRE EAST COUNCIL TAX BAND C

### **SERVICES**

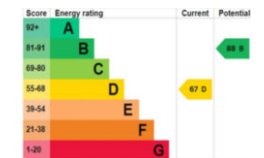
Services have not been tested and you are advised to make your own enquiries and/or inspections.

GROUND FLOOR  
606 sq.ft. (56.3 sq.m.) approx.



TOTAL FLOOR AREA: 606 sq.ft. (56.3 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of areas, volumes, heights and any other facts 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 original, stamped and signed plan has not been retained and the purchaser is to hold the responsibility of obtaining the full plan.  
 Made with Metaphor 03/22

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

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