



**GASCOIGNE
HALMAN**

16 YEW TREE LANE, POYNTON

THE AREAS LEADING ESTATE AGENT



16 YEW TREE LANE, POYNTON

Offers Over £350,000

A THREE BEDROOM SEMI DETACHED BUNGALOW located within a HIGHLY REGARDED RESIDENTIAL AREA in NEED OF MODERNISATION. ENTRANCE HALL, 18FT LOUNGE, KITCHEN, THREE BEDROOMS and SHOWER ROOM. DRIVEWAY providing OFF ROAD PARKING. DETACHED SINGLE GARAGE. LANDSCAPED FRONT and REAR GARDENS.

- ** NO CHAIN **

- A THREE BEDROOM SEMI DETACHED BUNGALOW

- IN NEED OF MODERNISATION THROUGHOUT

- LOCATED IN A HIGHLY SOUGHT AFTER RESIDENTIAL AREA

- DRIVEWAY PROVIDING OFF ROAD PARKING & DETACHED SINGLE GARAGE

- LANDSCAPED FRONT AND REAR GARDENS





Located within a sought-after residential area being only a short distance from Poynton village, this three-bedroom semi-detached bungalow is offered to the market with no onward chain. The property is in need of general modernisation and in brief comprises: - Entrance Hall, 18ft lounge with large window which allows for plenty of natural light, the main focal point of this room is the feature fireplace. The kitchen is fitted with a range of wall and base units and roll top work surfaces over. To the rear of the property are two double bedrooms both benefit from fitted wardrobes, the third bedroom is a single room. The shower room is partially tiled and includes a shower cubicle, low level wc and pedestal wash basin. Externally to the front of the property is a lawned garden, and driveway which provides off road parking and leads to a single garage. The rear garden is enclosed by perimeter fencing and is mainly laid to lawn with a patio seating area.

DIRECTIONS

SK12 1PT

TENURE

FREEHOLD - CHIEF RENT £8 PER YEAR

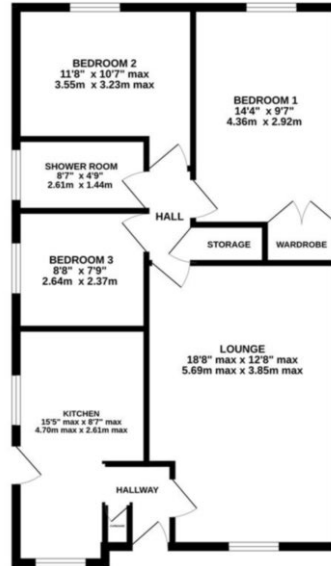
LOCAL AUTHORITY

CHESHIRE EAST COUNCIL TAX BAND D

SERVICES

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

GROUND FLOOR
760 sq.ft. (70.6 sq.m.) approx.



TOTAL FLOOR AREA: 760 sq.ft. (70.6 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, walls 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 such by any prospective purchaser. The services, systems and appliances shown here are not tested and no guarantee is to be given for their condition or fitness for use for given. Made with Metron CAD.

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POYNTON OFFICE

01625 859888

poynton@gascoignehalman.co.uk

3 Fountain Place, Poynton. SK12 1QX

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