



**GASCOIGNE
HALMAN**

282 PARK LANE, POYNTON

THE AREAS LEADING ESTATE AGENT



282 PARK LANE, POYNTON

Asking Price £465,000

A WELL PRESENTED FOUR BEDROOM PERIOD SEMI DETACHED FAMILY HOME offering ACCOMMODATION over THREE FLOORS located CENTRALLY in POYNTON VILLAGE. ENTRANCE PORCH, ENTRANCE HALL, LOUNGE, 18FT OPEN PLAN LIVING DINING KITCHEN, UTILITY ROOM, DOWNSTAIRS SHOWER ROOM, CELLARS, FOUR BEDROOMS and MODERN FITTED FAMILY BATHROOM. DOUBLE WIDTH BLOCK PAVED DRIVEWAY providing AMPLE OFF ROAD PARKING. SINGLE DETACHED GARAGE. LANDSCAPED SOUTH FACING REAR GARDEN.

- A PERIOD FOUR BEDROOM SEMI DETACHED FAMILY HOME
- ACCOMMODATION OVER THREE FLOORS
- CENTRALLY LOCATED IN POYNTON VILLAGE
- UTILITY ROOM & ADDITIONAL SHOWER ROOM
- LANDSCAPED SOUTH FACING REAR GARDEN
- DOUBLE WIDTH BLOCK PAVED DRIVEWAY & SINGLE DETACHED GARAGE



Centrally located in Poynton village and conveniently placed for local schools and the villages amenities, this four bedroom period semi detached home is deceptively spacious and well presented throughout. In brief the property comprises:- Entrance porch, entrance hall with herringbone flooring and stairs leading to the first floor with useful storage cupboard below. The lounge has a large walk in bay window which allows for plenty of natural light. The living dining kitchen, spans the width of the property and is fitted with an extensive range of wall, base and drawer units these are complemented by square edge oak block worktops. The integrated appliances include a electric oven, ceramic hob with concealed extractor hood over, there is also recess space for a dishwasher. An island unit provides additional storage and a breakfast bar area. The remainder of the room has adequate space for a dining table and chairs. To the first floor there are two double bedrooms and a single bedroom. The family bathroom is partially tiled and refitted with a modern four piece suite which includes bath with mixer tap and handheld shower, separate shower cubicle, low level wc and wall mounted vanity unit with wash basin inset. To the lower ground floor is the fourth bedroom which benefits from floor to ceiling wardrobes and a shower room which accesses the cellar storage rooms. The utility room offers additional storage and laundry facilities. The rear porch leads to the South facing rear garden which is fully enclosed by perimeter hedgerow and predominately laid to lawn with a delightful patio seating area and steam with pedestrian bridge leading to a further lawned area. To the front of the property is a block paved double width driveway which provides ample off road parking and access down the side of the property leads to the detached single garage.

DIRECTIONS

SK12 1RQ

TENURE

FREEHOLD

LOCAL AUTHORITY

CHESHIRE EAST COUNCIL TAX BAND D

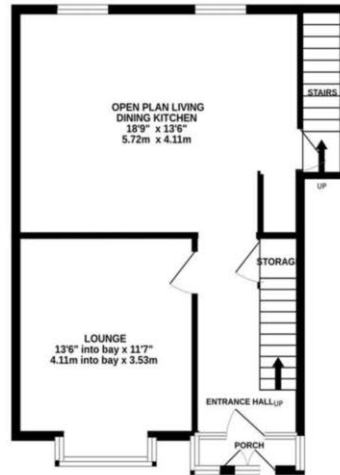
SERVICES

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

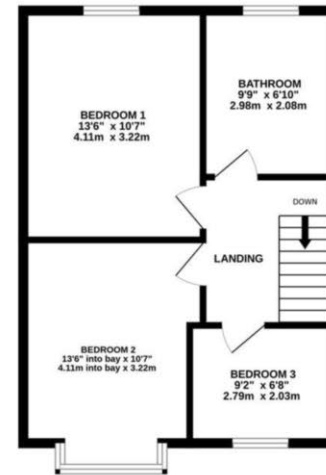
LOWER GROUND FLOOR



GROUND FLOOR

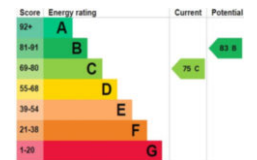


1ST FLOOR



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.
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