



**GASCOIGNE
HALMAN**

1 ABBEY COURT, POYNTON

THE AREAS LEADING ESTATE AGENT



1 ABBEY COURT, POYNTON

ASKING PRICE £500,000

A DECEPTIVELY SPACIOUS FOUR DOUBLE BEDROOM SEMI DETACHED FAMILY HOME CENTRALLY LOCATED in POYNTON VILLAGE. BEAUTIFULLY PRESENTED accommodation over THREE FLOORS. ENTRANCE HALL, DOWNSTAIRS WC, LOUNGE with FEATURE FIREPLACE, MODERN FITTED DINING KITCHEN, FOUR DOUBLE BEDROOMS, and TWO BATHROOMS. DRIVEWAY providing ample OFF ROAD PARKING. SINGLE GARAGE. LANDSCAPED FRONT and REAR GARDENS.

- A MODERN FOUR DOUBLE BEDROOM SEMI DETACHED FAMILY HOME
- MASTER BEDROOM WITH EN-SUITE SHOWER ROOM
- CENTRALLY LOCATED IN POYNTON VILLAGE
- IMMACULATELY PRESENTED THROUGHOUT
- LANDSCAPED FRONT AND REAR GARDENS
- DRIVEWAY PROVIDING OFF ROAD PARKING AND SINGLE GARAGE





Occupying a favourable cul-de-sac position within Poynton village, this modern semi-detached family home offers exceptional accommodation over three floors which is presented to a high standard. In brief the property comprises:

- Entrance porch, entrance hall with open stairs leading to the first floor and useful storage cupboard below. Downstairs WC with modern two-piece suite. The lounge spans the width of the property, and the main focal point of this room is the feature fireplace with living flame gas fire. French doors provide plenty of natural light and access the rear garden. To the front of the property is the dining kitchen which is comprehensively fitted with a range of modern high gloss wall, base, display, and drawer units and these are complemented by roll top work surfaces over. The integrated appliances include an oven, combination microwave oven, five ring gas hob with chimney style extractor over, washing machine and dishwasher., there is also recess space with an American style fridge/freezer. The remainder of the room has space for a formal dining table and chairs. To the first floor are two double bedrooms and the family bathroom which is partially tiled with a modern white three-piece suite which includes a panelled bath, low level wc and wall hung wash basin. The second floor offers a large master bedroom with partially tiled en-suite shower room complete with double shower cubicle, low level wc and wall hung wash basin. The fourth bedroom is another double bedroom. Externally to the front of the property is a lawned garden and to the side is the driveway which provides ample off-road parking and leads to the single garage. The rear garden is fully enclosed by perimeter fencing and mainly laid in artificial lawn and has a delightful Indian stone patio seating area.

DIRECTIONS

SK12 1WW

TENURE

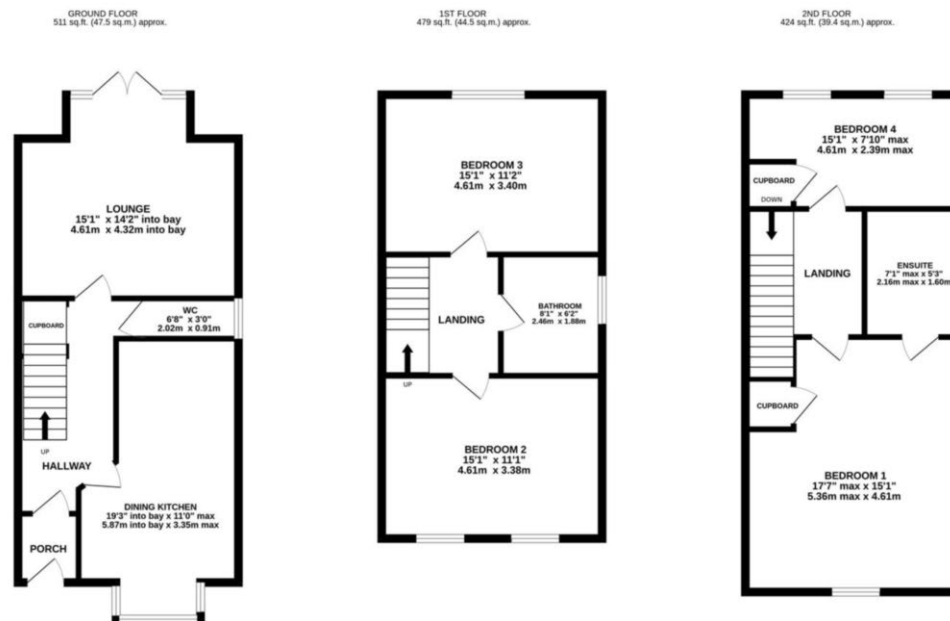
LEASEHOLD 999 YEAR LEASE FROM 04/05/2002 977 YEARS REMAINING £200 PER ANNUM GROUND RENT

LOCAL AUTHORITY

CHESHIRE EAST COUNCIL TAX BAND E

SERVICES

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



TOTAL FLOOR AREA: 1414 sq.ft (131.4 sq.m.) approx.

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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