



**GASCOIGNE  
HALMAN**

46 DICKENS LANE, POYNTON

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THE AREAS LEADING ESTATE AGENT





## 46 DICKENS LANE, POYNTON

### Offers Over £500,000

A BEAUTIFULLY PRESENTED EXTENDED PERIOD SEMI DETACHED FAMILY HOME located in a HIGHLY SOUGHT AFTER RESIDENTIAL AREA within WALKING DISTANCE to POYNTON VILLAGE and PRIMARY/SECONDARY SCHOOLS. ENTRANCE PORCH, ENTRANCE HALL, LOUNGE, EXTENDED OPEN PLAN LIVING DINING KITCHEN, THREE WELL PROPORTIONED BEDROOMS and FAMILY BATHROOM. DETACHED GARAGE CONVERTED to a UTILITY ROOM, OFFICE and WORKSHOP. LONG DRIVEWAY providing AMPLE OFF ROAD PARKING. LANDSCAPED SOUTH FACING GARDEN.

- AN EXTENDED 1930'S BAY FRONTED THREE BEDROOM SEMI DETACHED FAMILY HOME.

- IMMACULATELY PRESENTED THROUGHOUT.

- STUNNING OPEN PLAN LIVING DINING KITCHEN WITH BI-FOLDING DOORS

- CONTEMPORARY BATHROOM WITH FOUR PIECE SUITE

- DRIVEWAY PROVIDING AMPLE OFF ROAD PARKING & LANDSCAPED SOUTH FACING REAR GARDEN

- DETACHED GARAGE CONVERTED TO A UTILITY ROOM, OFFICE AND WORKSHOP

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Centrally located in Poynton village and occupying an enviable sized plot, this 1930's bay fronted period semi detached family home has been thoughtfully extended to the ground floor to provide a stunning open plan living/dining kitchen. The property is presented to a high standard throughout and offers deceptively spacious accommodation which in brief comprises of :- Entrance porch and entrance hall with open stairs leading to the first floor with useful storage cupboard below. Lounge with feature fireplace and walk in bay window allowing for plenty of natural light. The open plan living dining kitchen spans the width of the property and is comprehensively fitted with a range of shaker style wall, base and drawer units these are complemented by oak block worktops and upstands, the integrated appliances include a microwave and dishwasher, there is recess space for a range style cooker and American fridge freezer. The remainder of the room has ample space for a formal dining table and chairs and a seating area. Bi-folding doors provide views and access to the rear garden. To the first floor the master bedroom features a range of floor to ceiling wardrobes, there are two further good sized bedrooms. The fully tiled family bathroom and includes walk in shower cubicle with overhead and handheld shower, tub style bath with waterfall tap and hand held shower, low level wc, pedestal wash basin and heated towel rail, the bathroom also benefits from underfloor heating. Externally to the front of the property is a walled lawned garden and long driveway which provides ample off road parking. The South facing rear garden is fully enclosed by perimeter fencing and established hedgerow and is predominately laid to lawn with a delightful composite decked seating area and children's play area. The garden is well stocked with a variety of mature trees, plants and shrubs. The detached single garage has been skilfully converted and now includes a utility room, office and workshop.

#### **DIRECTIONS**

SK12 1NN

#### **TENURE**

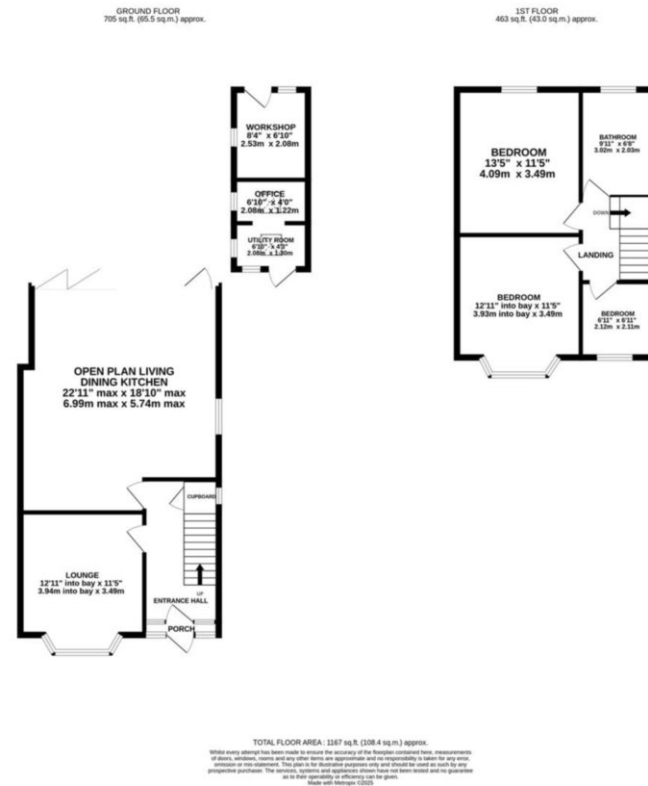
FREEHOLD

#### **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.



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## POYNTON OFFICE

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