



**GASCOIGNE
HALMAN**

17 YEW TREE LANE, POYNTON

THE AREAS LEADING ESTATE AGENT



17 YEW TREE LANE, POYNTON

Offers Over £435,000

**** NO CHAIN **** A RECENTLY MODERNISED THREE BEDROOM DETACHED BUNGALOW located within a HIGHLY SOUGHT AFTER RESIDENTIAL DEVELOPMENT which is within close proximity to POYNTON VILLAGE and LOCAL SCHOOLS. ENTRANCE VESTIBULE, STUNNING OPEN PLAN LIVING/DINING KITCHEN, THREE WELL PROPORTIONED BEDROOMS and CONTEMPORARY SHOWER ROOM. DRIVEWAY providing AMPLE OFF ROAD PARKING, INTEGRAL SINGLE GARAGE. LANDSCAPED FRONT and REAR GARDENS.

- **** NO CHAIN ****

- AN IMMACULATELY PRESENTED THREE BEDROOM DETACHED BUNGALOW

- STUNNING OPEN PLAN LIVING DINING KITCHEN & CONTEMPORARY SHOWER ROOM

- LOCATED WITHIN A HIGHLY SOUGHT AFTER RESIDENTIAL AREA CLOSE TO POYNTON VILLAGE & LOCAL SCHOOLS

- LANDSCAPED FRONT AND REAR GARDENS

- DRIVEWAY PROVIDING AMPLE OFF ROAD PARKING & INTEGRAL SINGLE GARAGE



Occupying a favourable position within a highly regarded residential development which is conveniently located for Poynton village and all amenities, this three bedroom detached bungalow has been significantly improved and modernised by the current vendor and is also offered to the market with no onward chain. In brief the accommodation comprises:- Entrance vestibule, L-shaped open plan living dining area which is comprehensively fitted with a range of modern wall, base and drawer units these are complemented by square edge oak block worktops, the integrated appliances include a hob, double oven, fridge/freezer, dishwasher and washing machine. The island unit provides additional storage. The remainder of the room has adequate space for a formal dining table and chairs and a lounge seating area, this room benefits from triple aspect windows which provide plenty of natural light. The inner hallway leads to the three bedrooms of which two are doubles and the third is a large single bedroom. The shower room has been refitted with a modern suite which includes a double walk in shower, concealed cistern wc, bidet and countertop sink with storage cupboard below. Externally to the front of the property is a lawned garden and driveway which provides ample off road parking and leads to the integral single garage. The rear garden is fully enclosed by perimeter fencing and is predominately laid to lawn with a patio seating area. The garden is well stocked with a variety of established trees, plants and shrubs.

DIRECTIONS

SK12 1PU

TENURE

FREEHOLD

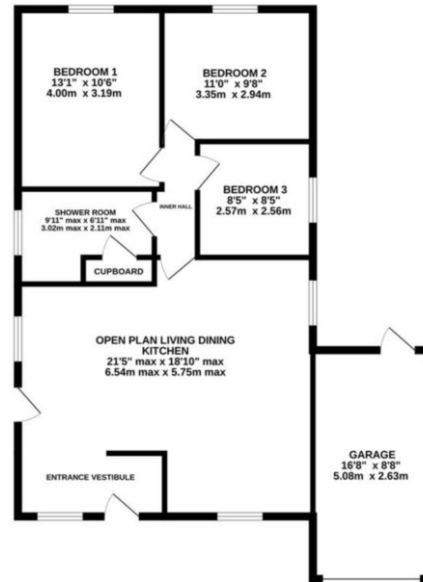
LOCAL AUTHORITY

CHESHIRE EAST COUNCIL TAX BAND D

SERVICES

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

GROUND FLOOR
937 sq.ft. (87.0 sq.m.) approx.



TOTAL FLOOR AREA : 937 sq ft. (87.0 sq m.) approx.

While every attempt has been made to ensure the accuracy of the floorplan, measurements of rooms, windows, doors 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 as such by any prospective purchaser. The services, systems and appliances shown here are not shown to scale and no guarantee is given for their operation or efficiency can be given. Made with Metaplan 12/05/20

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