



**GASCOIGNE  
HALMAN**

14 MEADWAY, POYNTON, CHESHIRE

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THE AREAS LEADING ESTATE AGENT



## 14 MEADWAY, POYNTON, CHESHIRE

**Offers Over £385,000**

AN IMMACULATELY PRESENTED THREE BEDROOM SEMI-DETACHED FAMILY HOME LOCATED on a POPULAR RESIDENTIAL DEVELOPMENT CONVENIENTLY LOCATED for both POYNTON and BRAMHALL VILLAGES. ENTRANCE HALL, DOWNSTAIRS WC, LOUNGE, MODERN OPEN PLAN LIVING DINING KITCHEN, THREE WELL PROPORTIONED BEDROOMS, RE-FITTED CONTEMPORARY FAMILY BATHROOM and a USEFUL CONVERTED LOFT ROOM. DRIVEWAY PROVIDING AMPLE OFF ROAD PARKING. LANDSCAPED FRONT AND REAR GARDENS.

- \*\* NO CHAIN \*\*

- A RECENTLY MODERNISED THREE BEDROOM SEMI DETACHED FAMILY HOME

- MODERN OPEN PLAN LIVING DINING KITCHEN

- CONTEMPORARY BATHROOM WITH THREE PIECE SUITE

- CONVERTED LOFT ROOM

- DRIVEWAY PROVIDING AMPLE OFF ROAD PARKING & SOUTH FACING GARDEN.



Conveniently located to both Poynton and Bramhall villages and the A555, this three-bedroom semi-detached family home has been recently updated and is offered with no onward chain. The property offers spacious and well balanced accommodation which in brief comprises of:- Entrance hall with storage cupboard and downstairs w/c with modern two piece suite. To the front of the property is the lounge with bay window which allows for plenty of natural light, the feature wall has fitted floor to ceiling cupboards. The open plan living dining kitchen spans the width of the property and has been comprehensively fitted with a range of modern high gloss wall, base and drawer units these are complemented by wood effect worktops. The integrated appliances include an electric oven, hob with chimney style extractor over and fridge freezer there is also recess space for a washing machine. The remainder of the room has ample space for a dining table and seating area, French doors provide access and views of the rear garden. To the first floor there are three bedrooms, two double rooms and a single room. The fully tiled family bathroom includes a panelled bath with shower over, concealed cistern wc, wash basin with storage below and heated towel rail. To the second floor there is a versatile and useful converted loft room. To the front is a gravelled garden and driveway which provides ample off road parking. The South facing rear garden is fully enclosed and is predominately gravelled with a decked seating area.

#### **DIRECTIONS**

SK12 1DZ

#### **TENURE**

FREEHOLD

#### **LOCAL AUTHORITY**

CHESHIRE EAST COUNCIL TAX BAND D

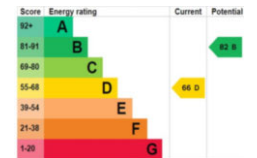
#### **SERVICES**

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



TOTAL FLOOR AREA: 1414 sq.ft. (131.3 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 is given for their operability or efficiency can be given.  
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