



**GASCOIGNE
HALMAN**

2 DUNLIN CLOSE, POYNTON

THE AREAS LEADING ESTATE AGENT



2 DUNLIN CLOSE, POYNTON

ASKING PRICE £365,000

A BEAUTIFULLY PRESENTED THREE BEDROOM SEMI DETACHED FAMILY HOME occupying a PRIME CUL-DE-SAC POSITION within a HIGHLY SOUGHT-AFTER RESIDENTIAL DEVELOPMENT. ENTRANCE HALL, LOUNGE, MODERN FITTED KITCHEN, CONSERVATORY, THREE WELL PROPORTIONED BEDROOMS and STYLISH FAMILY BATHROOM. DOUBLE WIDTH INDIAN STONE DRIVEWAY. LANDSCAPED REAR GARDENS.

- AN IMMACULATELY PRESENTED THREE BEDROOM SEMI DETACHED FAMILY HOME
- CUL-DE-SAC POSITION WITHIN A HIGHLY SOUGHT AFTER RESIDENTIAL DEVELOPMENT
- MODERN FITTED DINING KITCHEN WITH QUARTZ WORKTOPS AND INTEGRATED APPLIANCES
- BEAUTIFULLY APPOINTED FAMILY BATHROOM
- CONSERVATORY
- DOUBLE WIDTH DRIVEWAY PROVIDING AMPLE OFF ROAD PARKING & LANDSCAPED REAR GARDEN



An attractive three-bedroom semi-detached family home occupying a favourable position within a small quiet cul-de-sac, in a highly desirable residential development which is conveniently placed for a local primary school, Poynton train station and the A555. The property is beautifully presented throughout and in brief comprises: - Entrance Hall with stairs leading to the first floor and double doors leading to the lounge which has a large bow window allowing for plenty of natural light. The 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 quartz worktops and upstands. The integrated appliances include oven, induction hob with chimney style extractor hood over, fridge/freezer, dishwasher and washing machine. The remainder of the room has ample space for a dining table and chairs. The conservatory offers an additional reception room and French doors lead to the decked seating area. To the first floor there are two double bedrooms and a single bedroom. The contemporary family bathroom is partially tiled and includes a panelled bath with shower over, concealed cistern wc and wall mounted vanity unit with wash basin inset. To the front of the property is a gravelled garden and the Indian stone double width driveway provides ample off-road parking, double gates lead offer side access to the rear garden. The rear garden is fully enclosed by perimeter fencing and is predominately laid to lawn with a delightful, decked seating area.

DIRECTIONS

SK12 1JS

TENURE

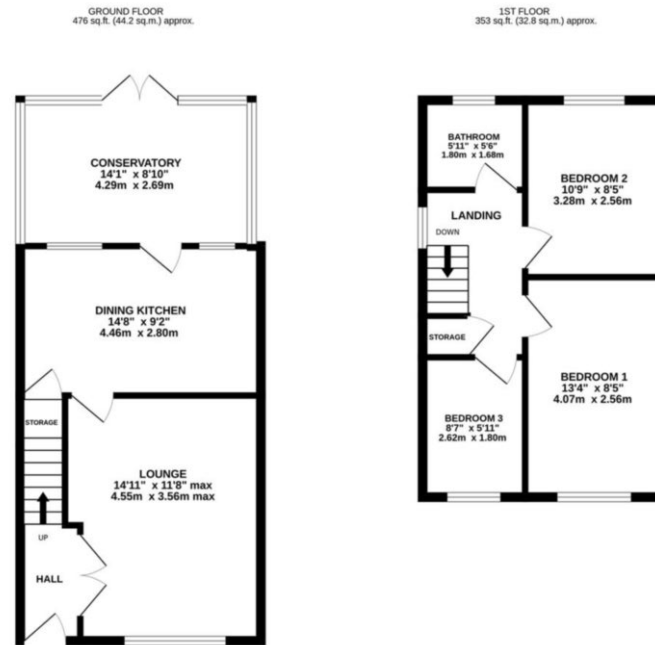
FREEHOLD

LOCAL AUTHORITY

CHESHIRE EAST COUNCIL TAX BAND C

SERVICES

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



TOTAL FLOOR AREA: 829 sq ft. (77.0 sq.m.) approx.

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