



**GASCOIGNE
HALMAN**

53 ANGLESEY DRIVE, POYNTON

THE AREAS LEADING ESTATE AGENT



53 ANGLESEY DRIVE, POYNTON

OFFERS OVER £850,000

A SUBSTANTIAL DETACHED DORMER BUNGALOW sat within PRIVATE GARDENS and OCCUPYING an ENVIABLE POSITION JUST A SHORT WALK TO POYNTON POOL and POYNTON VILLAGE. LARGE PORCH, ENTRANCE HALL, THREE RECEPTION ROOMS, DINING KITCHEN, STUDY, UTILITY ROOM, TWO GOOD SIZED BEDROOMS, EN-SUITE SHOWER ROOM AND FAMILY BATHROOM. DELIGHTFUL LANDSCAPED REAR GARDEN. DRIVEWAY OFFERING AMPLE OFF ROAD PARKING. INTEGRAL GARAGE.

- **NO CHAIN**

- A SUBSTANTIAL DETACHED DORMER BUNGALOW OFFERING FANTASTIC POTENTIAL

- LOCATED ON THE HIGHLY SOUGHT AFTER "ANGLESEY DRIVE " JUST A SHORT STROLL TO POYNTON POOL

- THREE RECEPTIONS ROOMS, DINING KITCHEN AND SEPARATE HOME OFFICE

- TWO GOOD SIZED BEDROOMS, THE MASTER WITH EN-SUITE SHOWER ROOM

- DELIGHTFUL LANDSCAPED REAR GARDENS TO THE FRONT AND BACK AND DRIVEWAY OFFERING AMPLE OFF ROAD PARKING





Positioned in an enviable location on Anglesey Drive, one of Poynton's most desirable roads, this spacious detached dormer bungalow offers fantastic potential for further enhancement. The spacious property comprises of :- Entrance porch, entrance hall leading to the first floor, large living/dining room with feature gas fire and access to the garden through sliding doors, separate family room which could also be used as a bedroom, and study. The dining kitchen is fitted with a comprehensive range of fitted wall, base, and drawer units and these are complimented by laminate worktops and upstands. Off the kitchen is a useful utility room. Bedroom two is located on the ground floor and benefits from fitted wardrobes and the downstairs bathroom is partially tiled and has a low level wc, shower cubicle, bath and integrated vanity units with his and hers wash basins. On the first floor there is the main bedroom with en-suite shower room with low level wc, wash basin and shower cubicle. There is also useful eaves storage to the first floor. Externally to the front of the property is a driveway providing ample off road parking that leads up to the garage. The front and back of the property enjoy established landscaped gardens which are predominately laid to lawn and are well stocked with an abundance of established trees, plants and shrubs.

DIRECTIONS

SK12 1BU

TENURE

FREEHOLD

LOCAL AUTHORITY

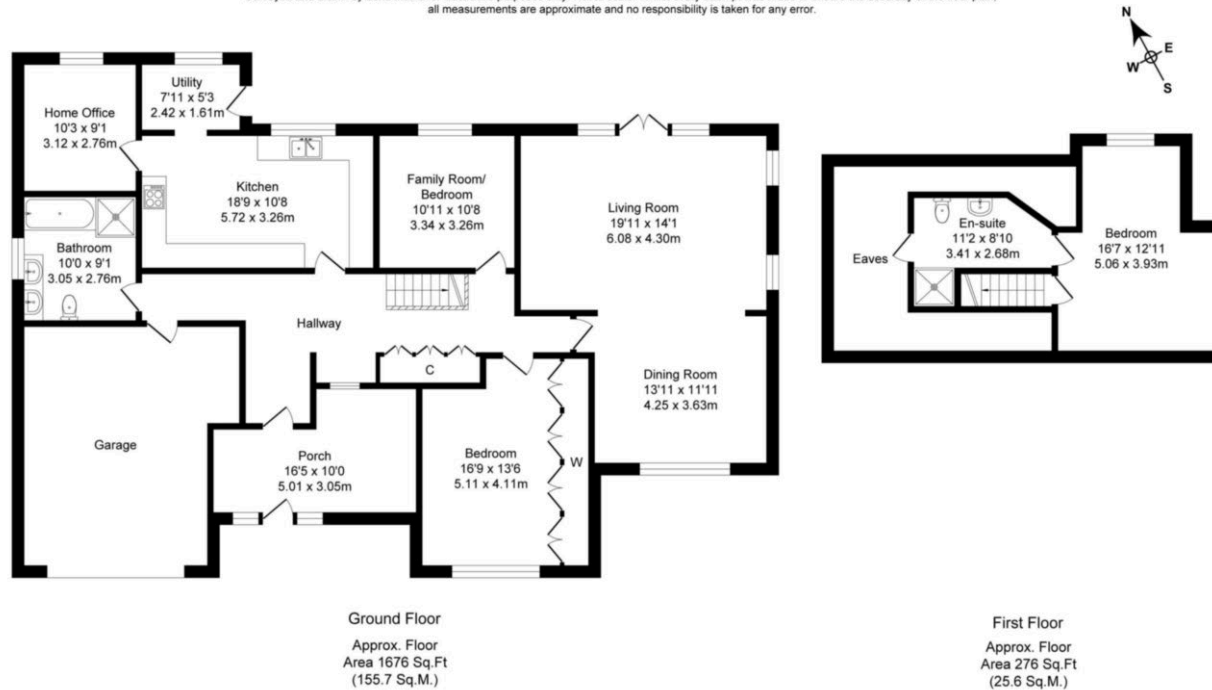
CHESHIRE EAST COUNCIL TAX BAND G

SERVICES

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

Anglesey Drive, Poynton
Total Approx. Floor Area 1952 Sq.ft. (181.3 Sq.M.) (Excluding Garage & Eaves)

Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



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POYNTON OFFICE

01625 859 888

poynton@gascoignehalman.co.uk

3 Fountain Place, Poynton, SK12 1QX

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