



**GASCOIGNE
HALMAN**

94 DICKENS LANE, POYNTON

THE AREAS LEADING ESTATE AGENT



94 DICKENS LANE, POYNTON

Offers Over £525,000

A IMMACULATELY PRESENTED EXTENDED 1930'S SEMI DETACHED FAMILY HOME CENTRALLY LOCATED in POYNTON VILLAGE and within WALKING DISTANCE TO LOCAL SCHOOLS. THREE SEPARATE RECEPTION ROOMS, OPEN PLAN LIVING DINING KITCHEN with BI FOLDING DOORS, UTILITY ROOM and DOWNSTAIRS WC. FOUR WELL PROPORTIONED BEDROOMS and MODERN FAMILY BATHROOM. DOUBLE WIDTH DRIVEWAY. LANDSCAPED SOUTH FACING REAR GARDEN.

- AN EXTENDED FOUR BEDROOM 1930'S SEMI DETACHED FAMILY HOME
- LOCATED IN A SOUGHT AFTER LOCATION WITHIN WALKING DISTANCE TO SCHOOLS & THE VILLAGE
- THREE SEPARATE RECEPTION ROOMS & OPEN PLAN LIVING DINING KITCHEN
- UTILITY ROOM & DOWNSTAIRS WC
- SOUTH FACING LANDSCAPED REAR GARDEN
- PAVED DOUBLE WIDTH DRIVEWAY PROVIDING AMPLE OFF ROAD PARKING





Conveniently located and within walking distance for Poynton village and local primary and secondary schools, this 1930's semi detached family home has been thoughtfully extended and now offers spacious accommodation over both floors. The property is immaculately presented throughout and in brief the accommodation comprises:- Entrance porch, Entrance hall, downstairs wc which is fitted with a white two piece suite, lounge with walk in bay window which allows for plenty of natural light, the second reception is currently used as additional sitting room but would also make a perfect formal dining room, there is also a useful study/office. The large open plan living dining kitchen spans the width of the property and is fitted with modern white high gloss wall base and drawer units with wood effect roll top work surfaces over, a breakfast bar offers the ideal space for informal dining, whilst the remainder of the room has adequate space for a large dining suite. The bi-folding doors provide views and access to the rear garden. A separate utility room offers laundry facilities and additional storage space. To the first floor there are three double bedrooms and a single bedroom. The family bathroom is partially tiled and fitted with a modern white three piece suite with chrome fittings and comprises of a p shaped bath with shower over, concealed cistern wc and matt black framed washstand and basin. Externally to the front of the property is a paved double width driveway which provides ample off road parking. The south facing rear garden is fully enclosed by perimeter fencing and is mainly laid to lawn with a delightful raised Indian stone patio seating area.

DIRECTIONS

SK12 1NT

TENURE

FREEHOLD

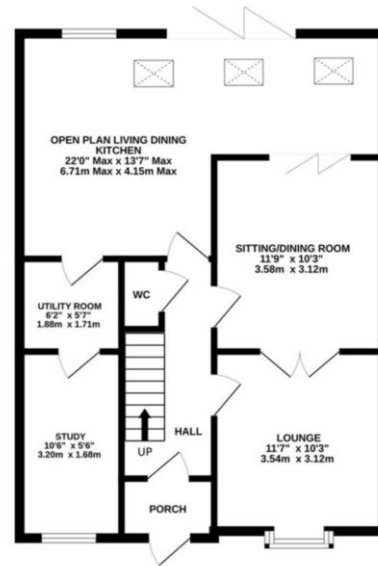
LOCAL AUTHORITY

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
670 sq.ft. (62.2 sq.m.) approx.



1ST FLOOR
468 sq.ft. (43.5 sq.m.) approx.



TOTAL FLOOR AREA: 1138 sq.ft. (105.7 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 as to their operability or efficiency can be given.
Made with Metropix ©2025

NOTICE Gascoigne Halman for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Gascoigne Halman has any authority to make or give any representation or warranty whatever in relation to this property.



POYNTON OFFICE

01625 859888

poynton@gascoignehalman.co.uk

3 Fountain Place, Poynton. SK12 1QX

**GASCOIGNE
HALMAN**