



**GASCOIGNE
HALMAN**

6 WHITBY CLOSE, POYNTON

THE AREAS LEADING ESTATE AGENT



6 WHITBY CLOSE, POYNTON

Asking Price £685,000

A WELL PRESENTED and EXTENDED FOUR BEDROOM DETACHED FAMILY HOME occupying a ENVIABLE CUL-DE-SAC POSITION within a POPULAR RESIDENTIAL DEVELOPMENT. ENTRANCE HALL, DOWNSTAIRS WC, DUAL ASPECT LOUNGE, MODERN OPEN PLAN LIVING DINING KITCHEN, UTILITY ROOM, MASTER BEDROOM with MODERN EN-SUITE SHOWER ROOM, THREE FURTHER GOOD SIZED BEDROOMS and REFITTED FAMILY BATHROOM with MODERN FOUR PIECE SUITE. DOUBLE WIDTH BLOCK PAVED DRIVEWAY. INTEGRAL DOUBLE GARAGE. LANDSCAPED FRONT and REAR GARDENS.

- AN EXTENDED FOUR BEDROOM DETACHED FAMILY HOME
- PRIME CUL-DE-SAC POSITION WITHIN A HIGHLY SOUGHT AFTER RESIDENTIAL DEVELOPMENT
- EXTENDED MODERN OPEN PLAN LIVING DINING KITCHEN
- MASTER BEDROOM WITH REFITTED MODERN EN-SUITE SHOWER ROOM
- DOUBLE WIDTH BLOCK PAVED DRIVEWAY & INTEGRAL DOUBLE GARAGE
- LANDSCAPED FRONT AND REAR GARDENS



Located on the popular "Glastonbury" development this extended detached family home occupies an enviable position at the head of a small cul-de-sac. The property has been thoughtfully extended to the ground floor and is well presented throughout and in brief comprises:- Entrance hall with open stairs which lead to the first floor, the downstairs cloakroom is fitted with a modern white two piece suite. The 18ft lounge has a window to the front and French doors to the rear garden which allows for plenty of natural light. The hub of this home is the stunning extended open plan living dining kitchen which is comprehensively fitted with a range of anthracite high gloss units which are complemented by quartz worktops and the integrated appliances. The island unit provides additional storage and a breakfast bar area. The remainder of the room has ample space for a formal dining table and chairs, bi-folding and French doors access the rear garden. A separate utility room provides laundry facilities and storage. To the first floor the master bedroom is located to the rear of the property and benefits from a refitted en-suite shower room which is fully tiled and the white suite comprises of a walk in double shower, low level wc, vanity unit with wash basin inset and heated towel rail. The fully tiled family bathroom features a walk in shower cubicle, freestanding bath, wash basin set within a vanity unit, low level wc and heated towel rail. Externally to the front of the property is a lawned garden and block paved double width driveway which provides ample off road parking and access to the double garage. The rear garden is fully enclosed by perimeter fencing and is predominately laid to lawn with a delightful raised Indian stone patio seating area. The garden is well stocked with an abundance of established trees, plants and shrubs.

DIRECTIONS

SK12 1QW

TENURE

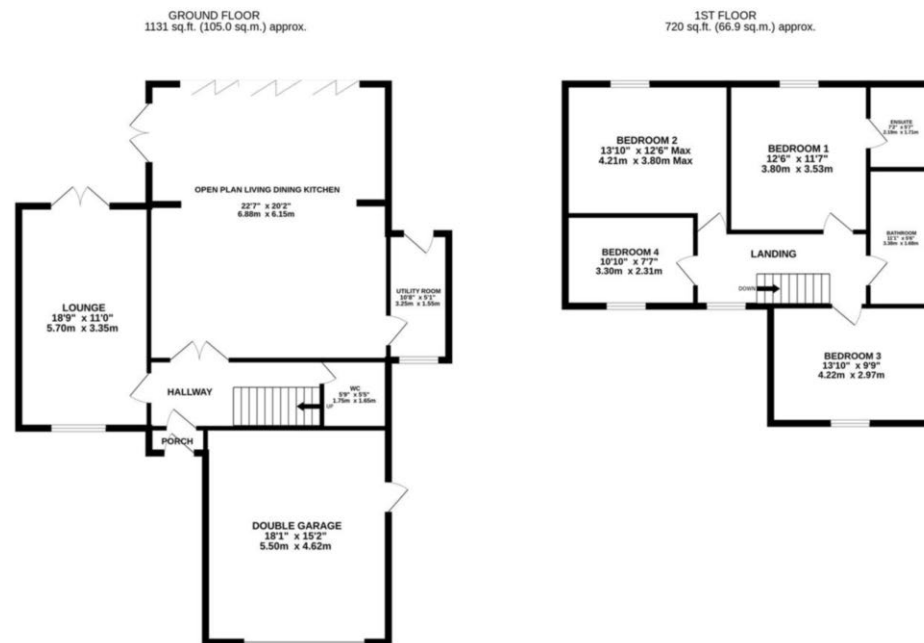
FREEHOLD

LOCAL AUTHORITY

CHESHIRE EAST COUNCIL TAX BAND F

SERVICES

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



TOTAL FLOOR AREA: 1851 sq.ft. (171.9 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.
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