



**GASCOIGNE
HALMAN**

85 CHESTER ROAD, POYNTON

THE AREAS LEADING ESTATE AGENT

OFFERS IN THE REGION OF £490,000

****NO CHAIN ****. A FOUR BEDROOM 1930's DETACHED HOME CONVENIENTLY LOCATED A SHORT WALK TO POYNTON VILLAGE AND TRAIN STATION. THE PROPERTY IS IN NEED OF FULL RENOVATION THROUGHOUT AND HAS THE POTENTIAL TO EXTEND (subject to necessary consents). ENTRANCE HALL, W/C, LARGE LIVING/DINING ROOM, STUDY, CONSERVATORY, KITCHEN, FOUR WELL PROPORTIONED BEDROOMS AND FAMILY BATHROOM. DRIVEWAY PROVIDING AMPLE OFF ROAD PARKING AND SINGLE GARAGE. SOUTH FACING GARDEN.

Located in a prime central position within walking distance to the village and the train station. This four bedroom period detached house retains much of its original charm and character but now would benefit from full modernisation and refurbishment. The property comprises of; Entrance hall, W/C and storage cupboard, over 35ft living/dining room with feature fireplace and bay window, separate study, kitchen with access to the side of the property and conservatory. To the first floor there are four well proportioned bedrooms, the

main and 2nd bedroom benefiting from fitted wardrobes, a large storage cupboard off the landing and a family bathroom with separate W/C. Externally to the front of the property there is a large driveway providing ample off road parking leading to the single detached garage. To the rear there is a fully enclosed large South facing garden extending over 30m, which overlooks adjacent woodland. It is predominantly laid to lawn with a patio seating area and green house.

DIRECTIONS

SK12 1HG

LOCAL AUTHORITY

CHESHIRE EAST COUNCIL TAX BAND E

TENURE

FREEHOLD

SERVICES

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

EPC RATING

EPC RATING F

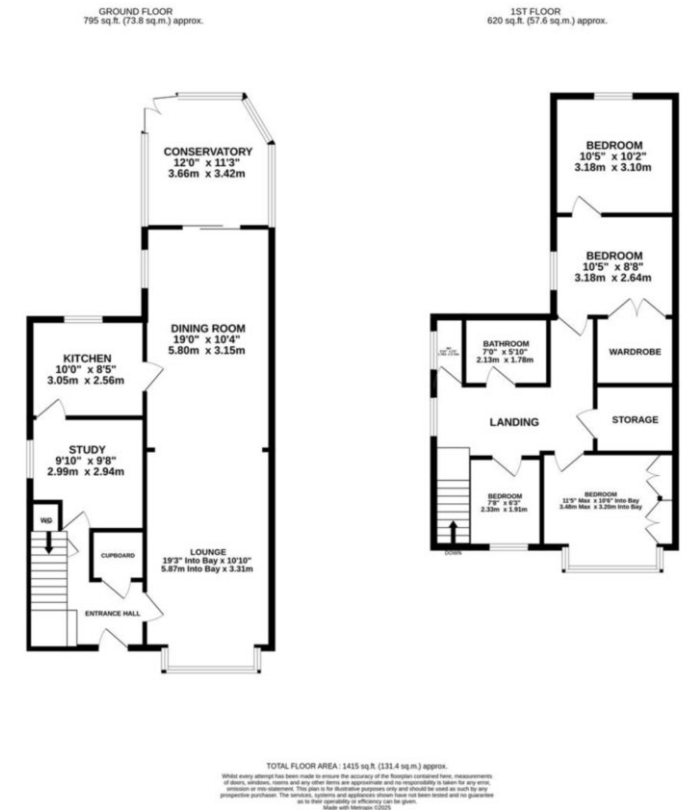
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