



**GASCOIGNE
HALMAN**

28 LINDISFARNE DRIVE, POYNTON

THE AREAS LEADING ESTATE AGENT



28 LINDISFARNE DRIVE, POYNTON

ASKING PRICE £625,000

AN IMMACULATELY PRESENTED FOUR BEDROOM DETACHED FAMILY HOME occupying an ENVIABLE POSITION within the POPULAR "GLASTONBURY DRIVE" RESIDENTIAL DEVELOPMENT. ENTRANCE HALL, LOUNGE with a STUNNING BAY WINDOW, SEPARATE DINING/SITTING ROOM, ATTRACTIVE KITCHEN with ADJOINING BREAKFAST ROOM, MASTER BEDROOM with EN-SUITE SHOWER ROOM, THREE FURTHER BEDROOMS and FAMILY BATHROOM. DOUBLE WIDTH DRIVEWAY. INTEGRAL DOUBLE GARAGE with ELECTRIC DOOR. LANDSCAPED FRONT and REAR GARDENS.

- A WELL PRESENTED FOUR BEDROOM DETACHED FAMILY HOME
- LOCATED ON THE HIGHLY SOUGHT AFTER "GLASTONBURY DRIVE" DEVELOPMENT
- THREE SEPARATE SPACIOUS RECEPTION ROOMS
- MASTER BEDROOM WITH EN-SUITE SHOWER ROOM
- LANDSCAPED FRONT AND REAR GARDENS
- DOUBLE WIDTH DRIVEWAY & DOUBLE GARAGE



Located on the popular "Glastonbury Drive" residential development, this detached family home occupies a favourable position. The property is presented to a high standard throughout and in brief the property comprises:- Entrance hall with stairs leading to the first floor, lounge with a bay window and oak doors with access to the separate dining room which is currently used as a play room with French doors leading to the rear garden. The kitchen is comprehensive fitted with an extensive range of shaker style wall, base and drawer units which are complemented by roll top work surfaces and integrated appliances and then leads onto the adjoining breakfast room, through to the utility which has access to the integral double garage and access to the rear garden. To the first floor the master bedroom boasts an en-suite shower room which is fully tiled and complete with low level wc, wall mounted wash basin and double walk in shower, there are three further bedrooms and the family bathroom with modern three piece suite. Externally to the front of the property is a double width driveway which offers ample off road parking and leads to the integral double garage. The rear garden is fully enclosed by perimeter fencing and is predominately laid to lawn with raised sleeper borders which are well stocked with a variety of plants and shrubs.

DIRECTIONS

SK12 1EW

TENURE

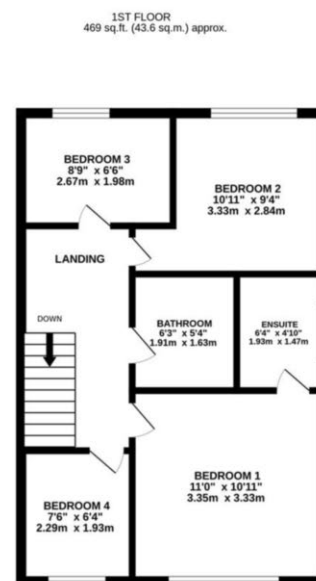
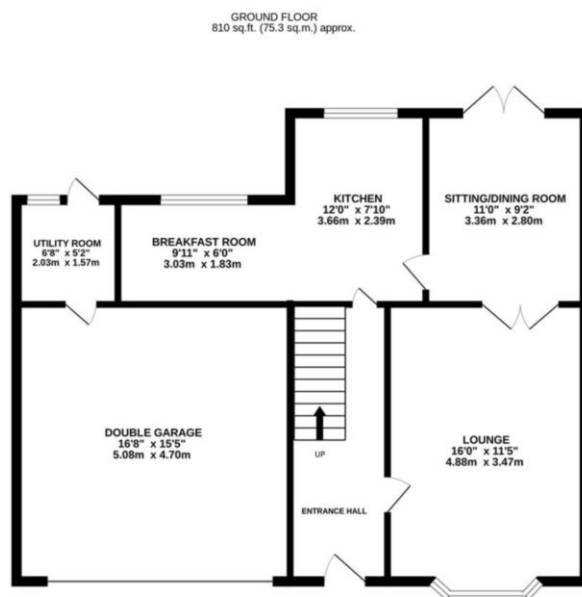
LEASEHOLD 999 YEAR LEASE FROM 29/09/1993 957 YEARS REMAINING GROUND RENT IS £45 PER ANNUM

LOCAL AUTHORITY

CHESHIRE EAST COUNCIL TAX BAND E

SERVICES

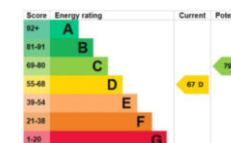
Services have not been tested and you are advised to make your own enquiries and/or inspections.



TOTAL FLOOR AREA : 1279 sq.ft. (118.9 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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