



**GASCOIGNE
HALMAN**

7 ABBEY COURT, POYNTON

THE AREAS LEADING ESTATE AGENT



7 ABBEY COURT, POYNTON

Asking Price £565,000

A DECEPTIVELY SPACIOUS FOUR DOUBLE BEDROOM SEMI DETACHED FAMILY HOME CENTRALLY LOCATED in POYNTON VILLAGE. BEAUTIFULLY PRESENTED accommodation over THREE FLOORS. ENTRANCE HALL, DOWNSTAIRS WC, LOUNGE with FEATURE FIREPLACE, MODERN FITTED DINING KITCHEN, FOUR DOUBLE BEDROOMS, and TWO BATHROOMS. DRIVEWAY providing ample OFF ROAD PARKING. SINGLE GARAGE. STUNNING REAR GARDEN.

- POPULAR CUL DE SAC LOCATION CENTRALLY LOCATED IN POYNTON VILLAGE

- A MODERN FOUR DOUBLE BEDROOM SEMI DETACHED FAMILY HOME

- MASTER BEDROOM WITH EN-SUITE SHOWER ROOM

- IMMACULATELY PRESENTED THROUGHOUT

- PRIVATE REAR GARDEN

- DRIVEWAY PROVIDING OFF ROAD PARKING AND SINGLE GARAGE





Occupying a favourable cul-de-sac position within Poynton village, this modern semi-detached family home offers exceptional accommodation over three floors which is presented to a high standard. In brief the property comprises: - Entrance porch, entrance hall with open stairs leading to the first floor and useful storage cupboard below. Downstairs WC with modern two-piece suite. The lounge spans the width of the property with Bi-Fold doors providing plenty of natural light and access to the rear garden. To the front of the property is the dining kitchen which is comprehensively fitted with a range of modern wall, base, display, and drawer units and these are complemented by wood effect roll top work surfaces. The integrated appliances include a double oven, combination microwave oven, four ring gas hob with chimney style extractor over, dishwasher and there is also recess space for a freestanding fridge/freezer. The remainder of the room includes a bay window with a seating/ breakfast area. To the first floor are two double bedrooms and the family bathroom which is partially tiled with a modern white three-piece suite which includes a bath, low level wc and wall hung wash basin. The second floor offers a large master bedroom with partially tiled en-suite shower room complete with double shower cubicle, low level wc and wall hung wash basin. The fourth bedroom is another double bedroom. Externally to the front of the property is a lawned garden and to the side is the driveway which provides ample off-road parking and leads to the single garage. The rear garden is fully enclosed by perimeter fencing and partially laid in artificial lawn and includes a wooden raised decked patio seating area. The garden is well stocked with a variety of plants, tree and shrubs.

DIRECTIONS

SK12 1WW

TENURE

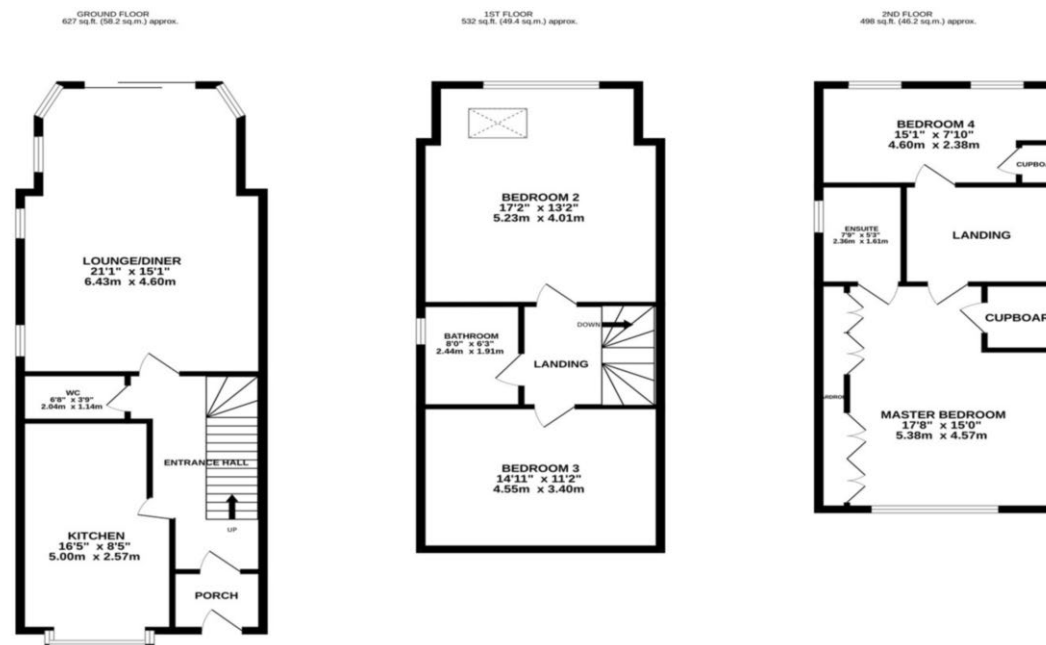
LEASEHOLD 999 YEARS FROM 04/02/2002 (976 YEARS REMAINING). £200 PER YEAR GROUND RENT

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: 1656 sq.ft. (153.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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POYNTON OFFICE

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