



**GASCOIGNE
HALMAN**

52 COPPICE ROAD, POYNTON

THE AREAS LEADING ESTATE AGENT



52 COPPICE ROAD, POYNTON

ASKING PRICE £375,000

A THREE BEDROOM BAY FRONTED SEMI DETACHED FAMILY HOME occupying a FAVOURABLE POSITION within a HIGHLY SOUGHT AFTER RESIDENTIAL AREA. ENTRANCE HALL, LOUNGE, DINING ROOM, CONSERVATORY, KITCHEN, THREE WELL PROPORTIONED BEDROOMS, BATHROOM and SEPARATE WC. GATED DRIVEWAY providing AMPLE OFF ROAD PARKING. DETACHED SINGLE GARAGE. LANDSCAPED FRONT and REAR GARDENS.

- ** NO CHAIN **

- A THREE BEDROOM BAY FRONTED SEMI DETACHED FAMILY HOME

- LOCATED WITHIN A HIGHLY SOUGHT AFTER RESIDENTIAL AREA

- IN NEED OF SOME MODERNISATION

- TWO SEPARATE RECEPTION ROOMS & CONSERVATORY

- GATED DRIVEWAY, DETACHED GARAGE & LANDSCAPED GARDENS





Located within an established and highly regarded residential area which is conveniently placed for Poynton village and also both local primary and second schools, this three bedroom semi detached home has been well maintained but would now benefit from some general modernisation. The property is offered to the market with no onward chain and in brief comprises:- Entrance hall with staircase leading to the first floor, lounge with feature fireplace and walk in bay window which allows for plenty of natural light. To the rear of the property is the separate dining room which leads into the conservatory. The kitchen is fitted with a range of wall and base units with work surfaces over, there is a recess space for a freestanding cooker with extractor over and fridge. The side porch has a useful utility cupboard with plumbing for an automatic washing machine. To the first floor there are two double bedrooms both benefiting from fitted floor to ceiling wardrobes and the third bedroom is a single bedroom. The bathroom includes a panelled bath and wash basin and there is a separate wc. Externally to the front of the property is well stocked lawned garden and gated driveway which provides ample off road parking and access to the garage. The rear garden is fully enclosed by perimeter fencing and hedgerow and is mainly laid to lawn with an abundance of established plants, trees and shrubs.

DIRECTIONS

SK12 1SL

TENURE

FREEHOLD

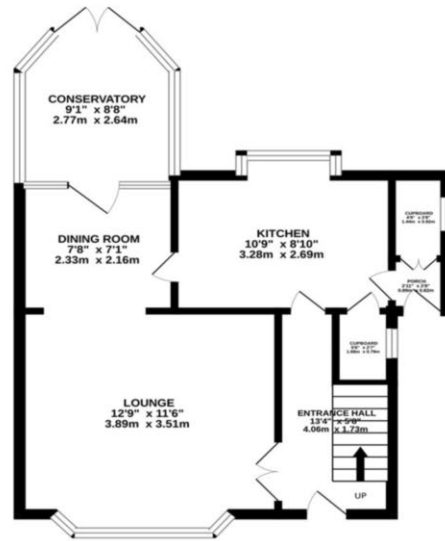
LOCAL AUTHORITY

CHESHIRE EAST COUNCIL TAX BAND C

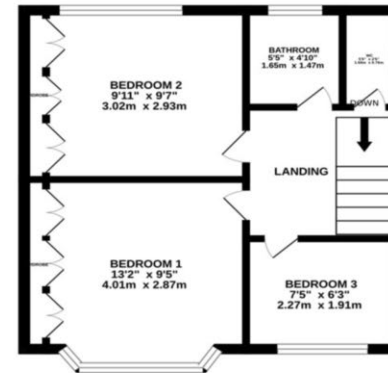
SERVICES

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

GROUND FLOOR
447 sq.ft. (41.5 sq.m.) approx.



1ST FLOOR
361 sq.ft. (33.6 sq.m.) approx.



TOTAL FLOOR AREA: 808 sq.ft. (75.1 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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