



**GASCOIGNE  
HALMAN**

25 MILTON DRIVE, POYNTON

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THE AREAS LEADING ESTATE AGENT





## 25 MILTON DRIVE, POYNTON

### Offers Over £350,000

An EXTENDED THREE BEDROOM SEMI DETACHED FAMILY HOME in need some GENERAL MODERNISATION. LOCATED within a HIGHLY SOUGHT AFTER RESIDENTIAL AREA which is CONVENIENTLY POSITIONED within WALKING DISTANCE to the TRAIN STATION and POYNTON VILLAGE. ENTRANCE PORCH, ENTRANCE HALL, LOUNGE, DINING ROOM, CONSERVATORY, KITCHEN, DOWNSTAIRS SHOWER ROOM, THREE WELL PROPORTIONED BEDROOMS, BATHROOM and SEPARATE WC. DOUBLE WIDTH PAVED DRIVEWAY providing AMPLE OFF ROAD PARKING. DETACHED SINGLE GARAGE. LANDSCAPED REAR GARDEN.

- \*\* NO CHAIN \*\*

- A THREE BEDROOM SEMI DETACHED FAMILY HOME

- IN NEED OF GENERAL MODERNISATION

- TWO SEPARATE RECEPTION ROOMS & CONSERVATORY

- LOCATED WITHIN A HIGHLY DESIRABLE RESIDENTIAL AREA WITHIN WALKING DISTANCE TO THE TRAIN STATION AND VILLAGE

- DOUBLE WIDTH DRIVEWAY, DETACHED SINGLE GARAGE & LANDSCAPED REAR GARDEN





## DESCRIPTION

Conveniently located within a few minutes walk of a primary school, the train station and Poynton village within a highly regarded residential area, this semi-detached home is offered with no onward chain. The property needs general modernisation and has the potential to extend subject to the relevant local authority permission, it presents an opportunity for a purchaser to put their own stamp on this home. In brief the accommodation comprises: - Entrance porch and entrance hall leading to the first floor. The lounge has a large bay window which allows for plenty of natural light and feature stone fireplace with electric fire inset. To the rear of the property is a separate dining room a door leads into the conservatory which offers an additional reception area. The kitchen is fully tiled and fitted with a range of wall, base, and drawer units with roll top work surfaces over, there is recess space for a freestanding oven, washing machine and fridge. The side porch leads to the downstairs shower room complete with double walk-in shower, low level wc and hand wash basin. To the first floor there are two double bedrooms, the main bedroom includes floor to ceiling fitted wardrobes, chest of drawers and bedside tables. The third bedroom is a single room. The partly tiled bathroom is fitted with a corner shower and white high gloss storage cupboards with wash basin inset. There is also a separate wc. Externally to the front of the property is a paved double width driveway which provides ample off-road parking. The rear garden is fully enclosed by perimeter fencing and is predominately gravelled with a delightful patio seating area and detached single garage. The garden includes a variety of established trees, plants, and shrubs.

## DIRECTIONS

SK12 1EZ

## TENURE

FREEHOLD

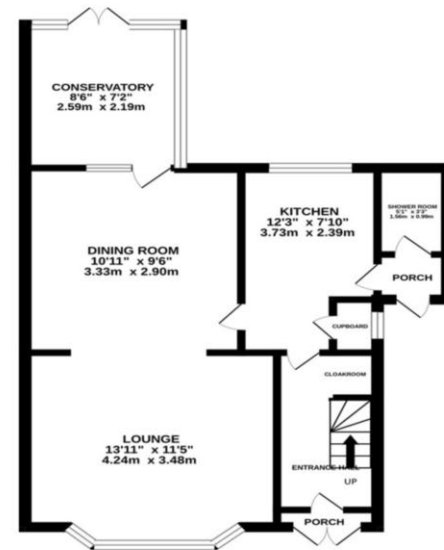
## LOCAL AUTHORITY

CHESHIRE EAST COUNCIL TAX BAND D

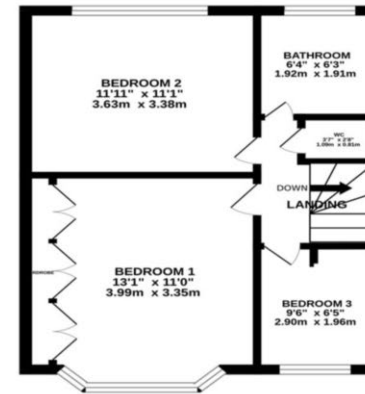
## SERVICES

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

GROUND FLOOR  
441 sq.ft. (40.9 sq.m.) approx.



1ST FLOOR  
353 sq.ft. (32.8 sq.m.) approx.



TOTAL FLOOR AREA: 793 sq.ft. (73.7 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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