



**GASCOIGNE  
HALMAN**

THE CORNER HOUSE, 79 DICKENS LANE, POYNTON

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THE AREAS LEADING ESTATE AGENT



## THE CORNER HOUSE, 79 DICKENS LANE, POYNTON

### OFFERS IN THE REGION OF £685,000

A UNIQUE and SPACIOUS DETACHED PROPERTY offering over 2100 SQ FT of HIGH SPECIFICATION accommodation LOCATED CENTRALLY in POYNTON VILLAGE. ENTRANCE PORCH, ENTRANCE HALL, DOWNSTAIRS WC, 31FT OPEN PLAN LIVING DINING KITCHEN, UTILITY ROOM, MASTER BEDROOM with EN-SUITE SHOWER ROOM and DRESSING ROOM, TWO FURTHER DOUBLE BEDROOMS and FAMILY BATHROOM. SECURE ELECTRIC GATED DRIVEWAY, INTEGRAL DOUBLE GARAGE. ENCLOSED WALLED GARDENS.



- AN INDIVIDUALLY DESIGNED THREE DOUBLE BEDROOM DETACHED HOUSE
- 2100 SQ FT OF HIGH SPECIFICATION ACCOMMODATION
- MASTER BEDROOM WITH EN-SUITE & DRESSING ROOM
- CENTRALLY LOCATED IN POYNTON VILLAGE
- DOWNSTAIRS WC & UTILITY ROOM
- SECURE GATED DRIVEWAY, INTEGRAL GARAGE & LANDSCAPED WALLED GARDENS



Located in the centre of Poynton village and perfectly located for all central amenities, this bespoke three double bedroom detached home is immaculately presented and offers deceptively spacious accommodation throughout. In brief the property comprises:- Covered oak canopy porch, entrance hall with glass and oak staircase leading to the first floor and courtesy door to the integral garage which is larger than average and has an electric up and over door. Downstairs wc fitted with a modern white two piece suite, utility room with modern base units and oak worktops over and ample space for appliances. The kitchen is comprehensively fitted with a range of grey shaker wall, base and draw units, quartz worktops and integrated appliances complete with breakfast bar area for informal dining. A real feature of this home is the open plan layout and the lounge/dining room runs across the rear of the property and has bi-folding doors leading onto the enclosed rear garden. To the first floor the landing has a vaulted ceiling and large picture window allowing plenty of natural light, the sizeable master bedroom benefits from a dressing room, and en-suite shower room complete with double walk in shower, low level wc and wall mounted sink unit with storage draw below. The further two bedrooms are both double bedrooms. The modern family bathroom is fitted with a modern four piece suite. Externally the property occupies a corner plot within a walled boundary and is accessed by secure electric gates which leads to the herringbone block paved driveway which provides off road parking for several vehicles and access to the garage. The rear garden has a delightful Indian stone patio seating area and artificial lawn garden.

#### LOCATION

SK12 1NT

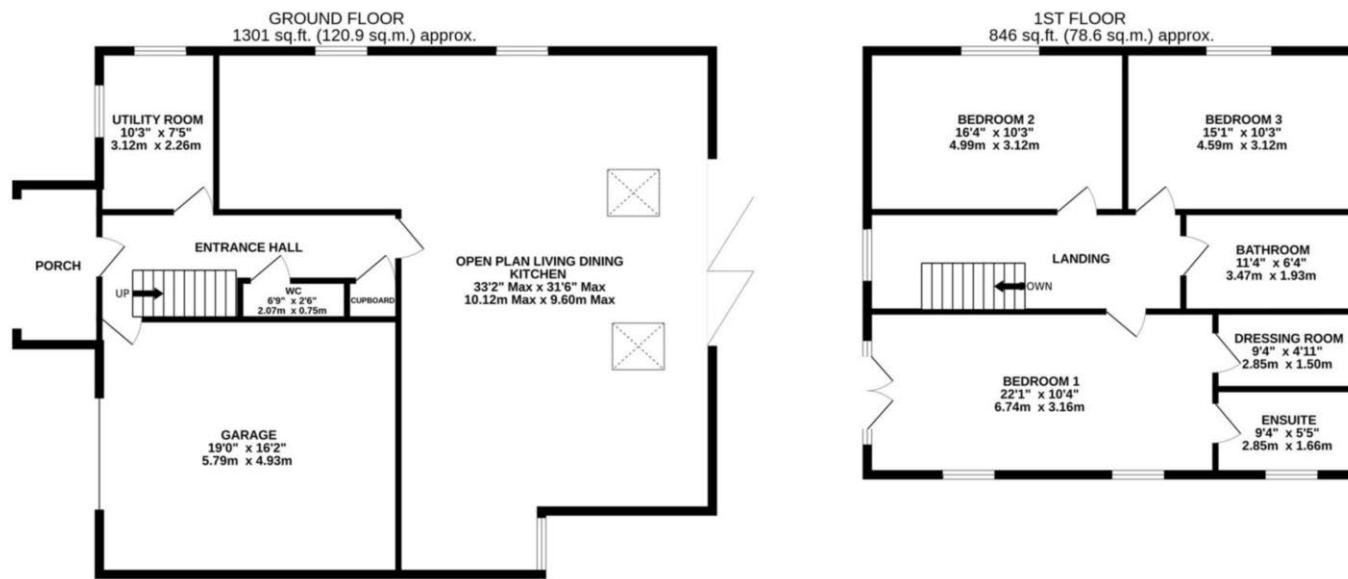
#### TENURE

LEASEHOLD 999 YEAR LEASE FROM 25/03/1879 853 YEARS REMAIN NO GROUND RENT

#### LOCAL AUTHORITY

CHESHIRE EAST COUNCIL - COUNCIL TAX BAND E  
**SERVICES (NOT TESTED)**

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



TOTAL FLOOR AREA : 2147 sq.ft. (199.5 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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## POYNTON OFFICE

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