



**GASCOIGNE
HALMAN**

46 GREBE CLOSE, POYNTON

THE AREAS LEADING ESTATE AGENT



46 GREBE CLOSE, POYNTON

Offers over £485,000

A FOUR BEDROOM DETACHED FAMILY HOME occupying a PRIME CUL-DE-SAC LOCATION within a POPULAR AND CONVENIENT RESIDENTIAL DEVELOPMENT. ENTRANCE HALL with DOWNSTAIRS WC, LOUNGE, SEPARATE DINING ROOM, MODERN FITTED KITCHEN and UTILITY ROOM, FOUR WELL PROPORTIONED BEDROOMS and FAMILY BATHROOM. DOUBLE WIDTH DRIVEWAY PROVIDING AMPLE OFF ROAD PARKING. INTEGRAL GARAGE. LANDSCAPED FRONT and REAR GARDENS.

- A WELL PRESENTED FOUR BEDROOM DETACHED FAMILY HOME
- OCCUPYING A PRIME CUL-DE-SAC POSITION WITHIN A HIGHLY SOUGHT AFTER RESIDENTIAL AREA
- TWO SEPARATE RECEPTION ROOMS
- DOWNSTAIRS WC & UTILITY ROOM
- LANDSCAPED FRONT AND REAR GARDENS
- DOUBLE WIDTH DRIVEWAY & INTEGRAL SINGLE GARAGE





Located on a popular residential development, this four bedroom detached family home is conveniently placed for a local primary school, the train station and also the A555. In brief the accommodation comprises of:- Entrance hall with useful storage cupboard and stairs leading to the first floor and downstairs w/c with modern two piece suite. Lounge with a large window allowing for plenty of natural light, the main focal point of this room is the feature fireplace. The second reception is currently used as a dining room and has ample space for a formal dining table and chairs, bi-folding doors lead onto the rear garden. The kitchen is fitted with a comprehensive range of high gloss base, wall and drawer units with square edge work surfaces and upstands over, the integrated appliances consist of a oven, microwave, gas hob with extractor over, fridge/freezer and dishwasher. The breakfast bar is the ideal space for informal dining. There is also a utility room providing additional storage and laundry facilities. To the first floor there are four well proportioned bedrooms, the master bedroom benefits from fitted wardrobes. The modern partially tiled bathroom includes a walk in shower cubicle, low level wc, pedestal wash basin and bath. Externally to the front of the property is a lawned garden and double width tarmac driveway which provides ample off road parking and leads to the integral garage. The rear garden is fully enclosed by perimeter hedgerow and fencing, and is predominately laid to lawn with a patio seating area, the garden is well stocked with an abundance of established trees, plants and shrubs.

TENURE

FREEHOLD

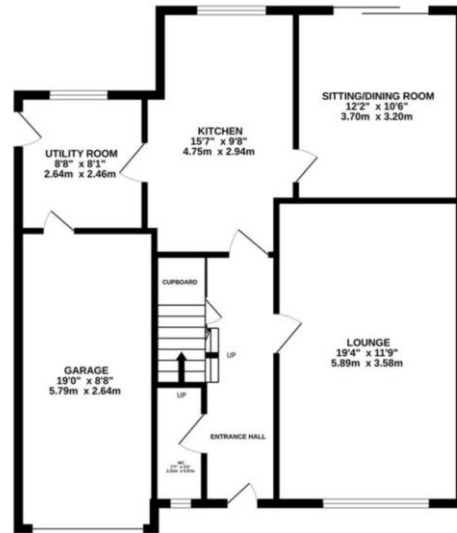
LOCAL AUTHORITY

CHESHIRE EAST COUNCIL COUNCIL TAX BAND E

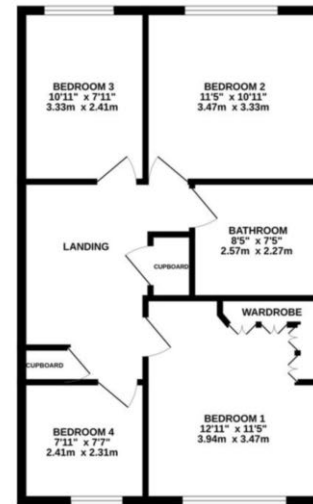
SERVICES (NOT TESTED)

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

GROUND FLOOR
853 sq.ft. (79.2 sq.m.) approx.



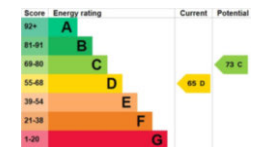
1ST FLOOR
604 sq.ft. (56.1 sq.m.) approx.



TOTAL FLOOR AREA : 1457 sq.ft. (135.3 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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