



**GASCOIGNE
HALMAN**

51 CHESTER ROAD, POYNTON

THE AREAS LEADING ESTATE AGENT



51 CHESTER ROAD, POYNTON

Offers Over £675,000

A THOUGHTFULLY EXTENDED and IMMACULATELY PRESENTED THREE BEDROOM 1930'S DETACHED FAMILY HOME OCCUPYING an ENVIABLE SIZED SOUTH FACING POSITION CENTRALLY LOCATED in POYNTON VILLAGE. ENTRANCE PORCH, ENTRANCE HALL, DOWNSTAIRS WC, LOUNGE, DINING ROOM, MORNING ROOM, MODERN OPEN PLAN LIVING DINING KITCHEN, THREE WELL PROPORTIONED BEDROOMS and BATHROOM with FOUR PIECE SUITE. DRIVEWAY providing AMPLE OFF ROAD PARKING. DETACHED SINGLE GARAGE. SOUTH FACING LANDSCAPED GARDEN.

- AN EXTENDED THREE BEDROOM 1930'S DETACHED FAMILY HOME

- CENTRALLY LOCATED WITHIN WALKING DISTANCE TO THE VILLAGE AND TRAIN STATION

- IMMACULATELY PRESENTED THROUGHOUT

- THREE RECEPTION ROOMS & STUNNING OPEN PLAN LIVING DINING KITCHEN

- DRIVEWAY PROVIDING AMPLE OFF ROAD PARKING, DETACHED SINGLE GARAGE.

- ENCLOSED SOUTH FACING LANDSCAPED REAR GARDEN





DESCRIPTION

Located in a prime central position within walking distance to the village and the train station. This three bedroom 1930's detached house has been thoughtfully extended to ground floor to provide exceptional reception space, there is also the potential to add a further extension to the side subject the relevant local authority consents. The property is immaculately presented throughout and retains much of its original charm and character and in brief comprises:- Entrance porch, entrance hall with stairs leading to the first floor and useful storage cupboard below. The downstairs wc is fitted with a white two piece suite. The lounge has a large walk in bay window which allows for plenty of natural light, the main focal point of this room is the feature fireplace with living flame gas fire, the dining room has ample space for a formal dining table and chairs and double doors lead into the open plan living dining kitchen. The third reception room is currently used as a morning room and has floor to ceiling storage cupboards and leads into the open plan living dining kitchen, which extends over 21ft. It is comprehensively fitted with an extensive range of grey shaker style wall, base and drawer units these are complemented by quartz worktops and upstands. The integrated appliances include an electric oven, microwave, ceramic hob with chimney style extractor over, fridge/freezer, washing machine and dishwasher. The island unit houses additional storage and a breakfast bar. The remainder of room has adequate space for a lounge area and French doors lead onto the rear garden.

To the first floor there are two double bedrooms both benefit from floor to ceiling wardrobes, the third bedroom is a good sized single bedroom and also includes a fitted wardrobe. The family bathroom is partially tiled and fitted with a separate shower cubicle, panelled bath, low level wc, pedestal wash basin and heated towel rail. Externally to the front of the property is a lawned garden and the driveway provides ample off parking and access to the detached single garage. The South facing rear garden is fully enclosed by perimeter fencing and established hedgerow and is predominately laid to lawn with a delightful patio seating area.

DIRECTIONS

SK12 1HA

TENURE

FREEHOLD

LOCAL AUTHORITY

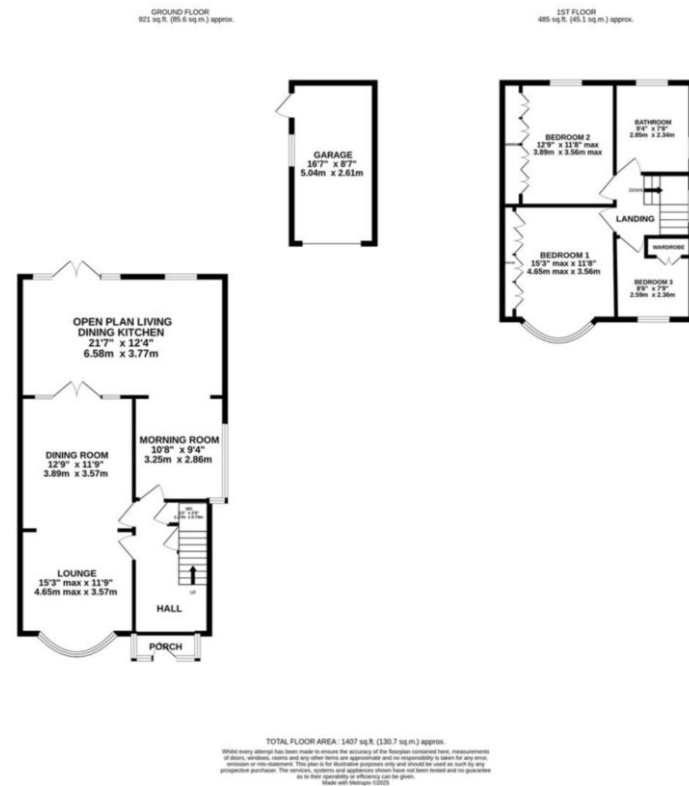
CHESHIRE EAST COUNCIL COUNCIL TAX BAND E

SERVICES (NOT TESTED)

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

LOUNGE

DINING ROOM



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