



**GASCOIGNE  
HALMAN**

49 OAK GROVE, POYNTON

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THE AREAS LEADING ESTATE AGENT





## 49 OAK GROVE, POYNTON

### Offers Over £485,000

A THOUGHTFULLY EXTENDED and BEAUTIFULLY PRESENTED THREE BEDROOM SEMI DETACHED PERIOD HOME positioned within A FEW MINUTES WALK from the TRAIN STATION and POYNTON VILLAGE. ENTRANCE HALL, EXTENDED LOUNGE, STUNNING OPEN PLAN DINING KITCHEN, UTILITY ROOM and DOWNSTAIRS WC, THREE BEDROOMS and MODERN FAMILY BATHROOM. DOUBLE WIDTH GRAVEL DRIVEWAY providing AMPLE OFF ROAD PARKING. ENCLOSED LANDSCAPED REAR GARDEN with OFFICE OUTBUILDING.

- AN EXTENDED THREE BEDROOM 1920'S SEMI DETACHED FAMILY HOME
- STUNNING OPEN PLAN DINING KITCHEN WITH BI-FOLDING DOORS TO THE REAR GARDEN
- DOWNSTAIRS WC & UTILITY ROOM
- PRESENTED TO A HIGH STANDARD THROUGHOUT
- CENTRALLY LOCATED WITHIN A FEW MINUTES WALK TO THE TRAIN STATION AND POYNTON VILLAGE
- DOUBLE WIDTH DRIVEWAY & LARGE LANDSCAPED REAR GARDEN WITH OFFICE OUTBUILDING





Located within a highly desirable and convenient area, equidistant to Poynton village and the train station, this 1920's semi detached family home has been thoughtfully extended and remodelled and now offers deceptively spacious and immaculately presented accommodation throughout. In brief the property comprises:- Entrance hall with stairs leading to the first floor. The extended lounge features a wood burning stove and bespoke alcove cupboards with shelving storage over. To the rear of the property is the large open plan dining kitchen which is comprehensively fitted with a range of shaker style wall, base and drawer units these are complemented by quartz worktops and upstands over and a Belfast sink unit. A five ring gas hob is set within a oak work surface, there are also two electric ovens there is recess space for a fridge/freezer and dishwasher. The remainder of the room has ample space for a formal dining table and chairs and oak framed bi-folding doors provide access and views over the rear garden. The utility room offers adequate laundry facilities and additional storage and the downstairs wc is fitted with a modern two piece suite. To the first floor the master bedroom is fitted with floor to ceiling fitted wardrobes, there is another double bedroom and a single bedroom. The family bathroom is partially tiled and includes a p-shaped bath with shower over, low level wc, pedestal wash basin and heated towel rail. Externally to the front of the property is a double width gravel driveway which provides ample off road parking. The rear garden is fully enclosed by perimeter hedgerow and is predominately laid to lawn with a delightful sandstone patio. There is a separate area to the rear of the garden with wood chippings and raised beds, the garden is well stocked with a variety of established trees, plants and shrubs. The outbuilding has been converted to a home office space but would also make a perfect gym dependant on a buyers requirements.

#### **DIRECTIONS**

SK12 1AD

#### **TENURE**

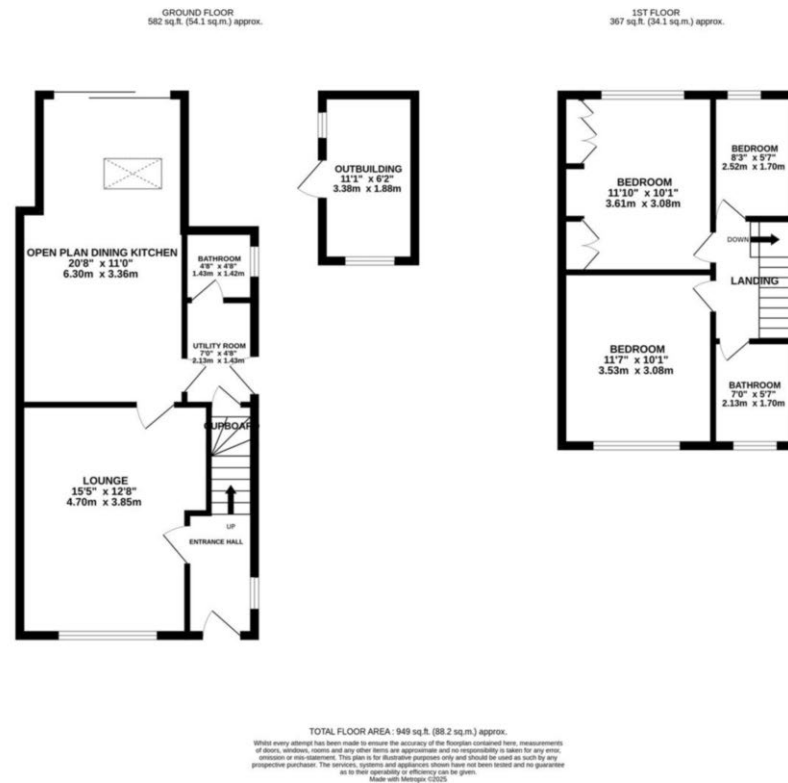
FREEHOLD

#### **LOCAL AUTHORITY**

CHESHIRE EAST COUNCIL COUNCIL TAX BAND D

#### **SERVICES (NOT TESTED)**

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



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## POYNTON OFFICE

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