



**GASCOIGNE
HALMAN**

8 BITTERN CLOSE, POYNTON

THE AREAS LEADING ESTATE AGENT



8 BITTERN CLOSE, POYNTON

Offers over £365,000

A THREE BEDROOM DETACHED FAMILY HOME located in a POPULAR RESIDENTIAL AREA close to POYNTON VILLAGE, LOCAL PRIMARY SCHOOL and TRANSPORT LINKS. ENTRANCE HALL, LOUNGE/DINING ROOM WITH FEATURE FIREPLACE, KITCHEN, CONSERVATORY, THREE WELL PROPORTIONED BEDROOMS and FAMILY BATHROOM. DRIVEWAY PROVIDING OFF ROAD PARKING, DETACHED SINGLE GARAGE and PRIVATE REAR GARDEN.

- A LOVELY THREE BEDROOM DETACHED FAMILY HOME LOCATED IN A POPULAR RESIDENTIAL DEVELOPMENT
- SPACIOUS LOUNGE WITH FEATURE FIREPLACE
- TWO DOUBLE BEDROOMS AND ONE SINGLE BEDROOM
- OFFERS THE OPPORTUNITY FOR FURTHER ENHANCEMENTS THROUGHOUT
- PRIVATE REAR GARDEN
- DRIVEWAY PROVIDING OFF ROAD PARKING AND DETACHED SINGLE GARAGE





DESCRIPTION

A well-presented detached family home occupying a favourable position within a popular residential development which is within close proximity to a local primary school, the train station and the A555. In brief the property comprises: - Entrance Hall, lounge with feature fireplace and large bay window which allows for plenty of natural light. The kitchen is comprehensively fitted with a range of wall, base and drawer units with roll top work surfaces over, double oven, gas hob and extractor over. There is recess space for both a washing machine, fridge freezer and dishwasher. To the first floor there are three bedrooms and a family bathroom which is fitted with a three-piece suite which includes a low level wc, pedestal wash basin and panelled bath with shower over. Externally to the front of the property is a block paved driveway which provides off road parking. The rear garden is fully enclosed by perimeter fencing and is partially laid to lawn and the remaining is block paved for low maintenance and includes a detached single garage. The garden also features a garden bar which is ideal for outdoor entertaining.

DIRECTIONS

SK12 1JR

TENURE

FREEHOLD

LOCAL AUTHORITY

CHESHIRE EAST COUNCIL TAX BAND C

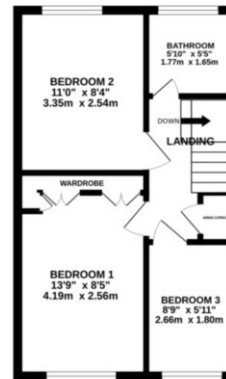
SERVICES

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

GROUND FLOOR
460 sq.ft. (42.7 sq.m.) approx.

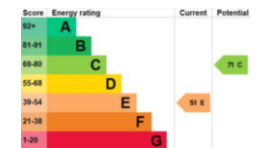


1ST FLOOR
342 sq.ft. (31.8 sq.m.) approx.



TOTAL FLOOR AREA: 802 sq.ft. (74.5 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of plans, windows, doors and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, fixtures and fittings shown have not been tested and no guarantee as to their operation or efficiency can be given.
Made with Metagage (2022)

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