



**GASCOIGNE
HALMAN**

4 DICKENS LANE, POYNTON

THE AREAS LEADING ESTATE AGENT



4 DICKENS LANE, POYNTON

ASKING PRICE £680,000

A THOUGHTFULLY EXTENDED and IMMACULATELY PRESENTED 1930'S DETACHED FAMILY HOME occupying a ENVIABLE PLOT within WALKING DISTANCE to POYNTON VILLAGE and LOCAL SCHOOLS. ENTRANCE PORCH, ENTRANCE HALL, DOWNSTAIRS WC, LOUNGE, SEPARATE DINING ROOM, L-SHAPED OPEN PLAN LIVING DINING KITCHEN, UTILITY ROOM, THREE WELL PROPORTIONED BEDROOMS and FAMILY BATHROOM. LONG DRIVEWAY providing OFF ROAD PARKING for SEVERAL CARS. DETACHED SINGLE GARAGE. ENCLOSED SOUTH FACING LANDSCAPED GARDEN.

- AN EXTENDED THREE BEDROOM 1930'S DETACHED FAMILY HOME

- TWO SEPARATE RECEPTION ROOMS

- STUNNING OPEN PLAN LIVING DINING KITCHEN

- DOWNSTAIRS WC & UTILITY ROOM

- BEAUTIFULLY LANDSCAPED SOUTH FACING REAR GARDEN

- LONG GRAVEL DRIVEWAY & DETACHED SINGLE GARAGE



Conveniently located within walking distance to the village and both local primary and secondary schools, this three bedroom period detached family home is centrally positioned within a favourable plot. The property has been thoughtfully extended and offers deceptively spacious and immaculately presented accommodation which in brief comprises:- Entrance porch, entrance hall with open staircase leading to the first floor and downstairs wc which is fitted with a modern white low level wc and hand wash basin. The lounge has a large walk in bay window which allows for plenty of natural light and feature cast iron fireplace with wooden surround and tiled inset. The separate dining room has ample space for a formal dining table and chairs and double doors lead into the open plan living dining kitchen. Spanning the width of the property and open plan living dining kitchen is comprehensively fitted with an extensive range of shaker style wall, base and drawer units these are complemented by roll top work surfaces over. The integrated appliances include a double oven, gas hob with chimney style extractor over, fridge, freezer and dishwasher. The breakfast bar area is ideal for informal dining, whilst the remainder of the room has adequate space for an additional lounge seating area, double doors lead onto the rear patio seating area. The utility room offers additional storage and laundry facilities. To the first floor the landing features a large encased stain glass window, there are two double bedrooms both benefit from fitted floor to ceiling wardrobes. The third bedroom is a single room. The fully tiled family bathroom includes a separate shower cubicle, bath, low level wc and pedestal wash basin. Externally the front of the property is enclosed by established hedgerow, there is a lawned garden area and large gravel driveway which leads to a detached single garage. The south facing rear garden is predominately laid to lawn with two Indian stone patio seating areas, the garden is well stocked with an abundance of established plants, trees and shrubs.

DIRECTIONS

SK12 1NL

TENURE

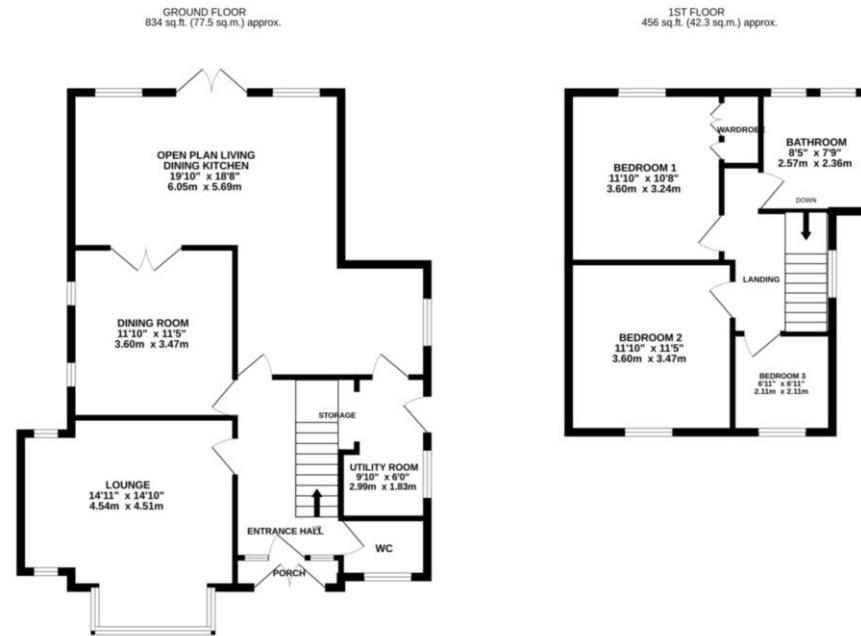
FREEHOLD

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.



TOTAL FLOOR AREA: 1290 sq.ft. (119.9 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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