



**GASCOIGNE  
HALMAN**

12 COPPICE ROAD, POYNTON

THE AREAS LEADING ESTATE AGENT



## 12 COPPICE ROAD, POYNTON

**Offers in the region of £450,000**

A TRADITIONAL THREE BEDROOM DETACHED HOME CONVENIENTLY LOCATED for POYNTON VILLAGE and COUNTRYSIDE WALKS. The property is in need of MODERNISATION and has the POTENTIAL to EXTEND (subject to necessary consents). ENTRANCE HALL, LOUNGE, DINING ROOM, KITCHEN, TWO DOUBLE BEDROOMS and a SINGLE BEDROOM, BATHROOM and SEPARATE WC. DRIVEWAY PROVIDING AMPLE OFF ROAD PARKING and INTEGRAL GARAGE. LARGE SOUTH FACING REAR GARDEN.



- \*\* NO ONWARD CHAIN \*\*
- A THREE BEDROOM 1940'S DETACHED FAMILY HOME
- IN NEED OF GENERAL MODERNISATION THROUGHOUT
- LOCATED WITHIN A HIGHLY SOUGHT AFTER RESIDENTIAL AREA WITHIN WALKING DISTANCE TO THE VILLAGE
- TWO SEPARATE RECEPTION ROOMS
- DRIVEWAY PROVIDING AMPLE OFF ROAD PARKING, INTEGRAL GARAGE AND LARGE SOUTH FACING REAR GARDEN



Located in a prime central position within walking distance to the village, local school and countryside walks. This three bedroom 1940's detached house has been well maintained but now would benefit from a scheme of modernisation and refurbishment. The property boasts an elevated position within the plot, and the large rear garden offers the option to extend subject to the necessary approvals from the local authority. The property offers well balanced accommodation and in brief comprises :- Entrance hall with staircase leading to the first floor, and useful storage cupboard below, lounge with a large window which allows for plenty of natural light. To the rear of the property is the separate dining room, which overlooks the rear garden, the main focal point of this room is the feature fireplace. The kitchen is fitted with a range of wall, base and drawer units these are complemented by roll top surfaces over, a side door internally accesses the integral garage which includes a separate wc. To the first floor there are two double bedrooms and a single bedroom. The bathroom is partially tiled and includes a panelled bath and pedestal wash basin, there is also a separate wc. Externally to the front of the property is a lawned garden, and a driveway which provides ample off road parking and leads to the garage. The South facing rear garden is fully enclosed with established hedgerow and is predominately laid to lawn, the garden includes a variety of established trees, plants and shrubs.

#### DIRECTIONS

SK12 1SL

#### TENURE

FREEHOLD

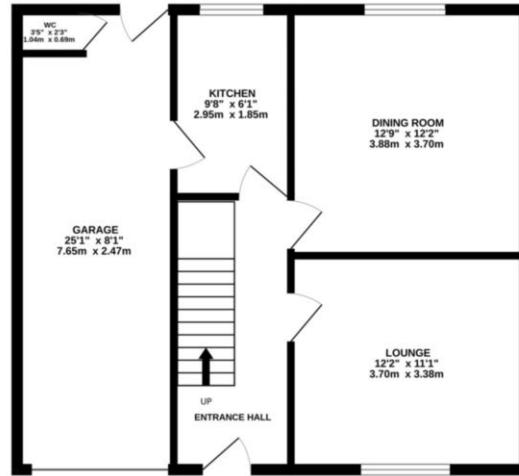
#### LOCAL AUTHORITY

CHESHIRE EAST COUNCIL - COUNCIL TAX BAND E

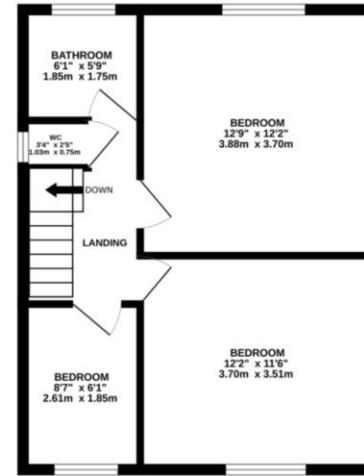
#### SERVICES (NOT TESTED)

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

GROUND FLOOR  
627 sq.ft. (58.2 sq.m.) approx.



1ST FLOOR  
433 sq.ft. (40.3 sq.m.) approx.



TOTAL FLOOR AREA: 1060 sq.ft. (98.5 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. The floor plan is illustrative purposes only and should not be used as such by prospective purchasers. 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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## POYNTON OFFICE

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