



**GASCOIGNE
HALMAN**

63 MILTON DRIVE, POYNTON

THE AREAS LEADING ESTATE AGENT



63 MILTON DRIVE, POYNTON

OFFERS OVER £500,000

A WELL PROPORTIONED TWO BEDROOM DETACHED BUNGALOW OCCUPYING A FAVOURABLE CUL-DE-SAC POSITION WITHIN A HIGHLY SOUGHT AFTER RESIDENTIAL LOCATION, JUST A SHORT WALK FROM POYNTON VILLAGE CENTRE. OFFERED TO THE MARKET WITH NO ONWARD CHAIN. ENTRANCE PORCH, ENTRANCE HALL, SPACIOUS LOUNGE OPENING INTO A DINING AREA, KITCHEN, TWO DOUBLE BEDROOMS, SHOWER ROOM AND SEPARATE WC. TWO VERSATILE LOFT ROOMS WITH USEFUL EAVES STORAGE. DRIVEWAY PROVIDING OFF-ROAD PARKING, SINGLE GARAGE, CONSERVATORY, UTILITY/STORE ROOM, SUBSTANTIAL DECKED TERRACE AND BEAUTIFULLY LANDSCAPED FRONT AND REAR GARDENS.

- *** NO ONWARD CHAIN ***

- DETACHED BUNGALOW IN A HIGHLY SOUGHT AFTER CUL-DE-SAC LOCATION

- JUST A SHORT WALK FROM POYNTON VILLAGE CENTRE AND AMENITIES

- TWO DOUBLE BEDROOMS WITH SPACIOUS LOUNGE/DINING ROOM

- DRIVEWAY PARKING, GARAGE AND CONSERVATORY

- ATTRACTIVE LANDSCAPED GARDENS WITH DECKED PATIO AREA



DESCRIPTION

Offered to the market with no onward chain, this well-proportioned two-bedroom detached bungalow occupies a pleasant cul-de-sac position within one of Poynton's most sought-after residential locations, just a short walk from the village centre and its excellent range of shops, amenities and transport links. The accommodation briefly comprises:- an entrance porch leading into a welcoming entrance hall, a spacious L-shaped lounge featuring a gas fire and opening into a dining area. Leading through from the dining area is the fitted kitchen, which is equipped with a range of wall, base and drawer units, roll-top work surfaces, a four-ring gas hob, oven and microwave. There are two double bedrooms, together with a shower room which is fully tiled and comprises a spacious corner shower enclosure, wash hand basin, a wall-mounted mirrored cabinet a heated towel rail and a separate WC. A staircase from the hallway leads to two versatile loft rooms with additional eaves storage, offering a variety of potential uses, subject to the necessary consents and regulations. The conservatory, accessed from the kitchen, provides access to a useful utility/store room, the single garage, and the beautifully maintained rear garden. Externally, to the front the property benefits from a driveway providing off-road parking and a single garage. To the rear is a beautifully landscaped and mature garden, featuring a generous decked terrace ideal for outdoor dining and entertaining, a well-maintained lawn, well-stocked borders, and an abundance of established trees and shrubs.

DIRECTIONS

SK12 1EZ

TENURE

LEASEHOLD. 999 YEAR LEASE FROM 25/03/1956. 929 YEARS REMAINING. £10 PER ANNUM GROUND RENT.

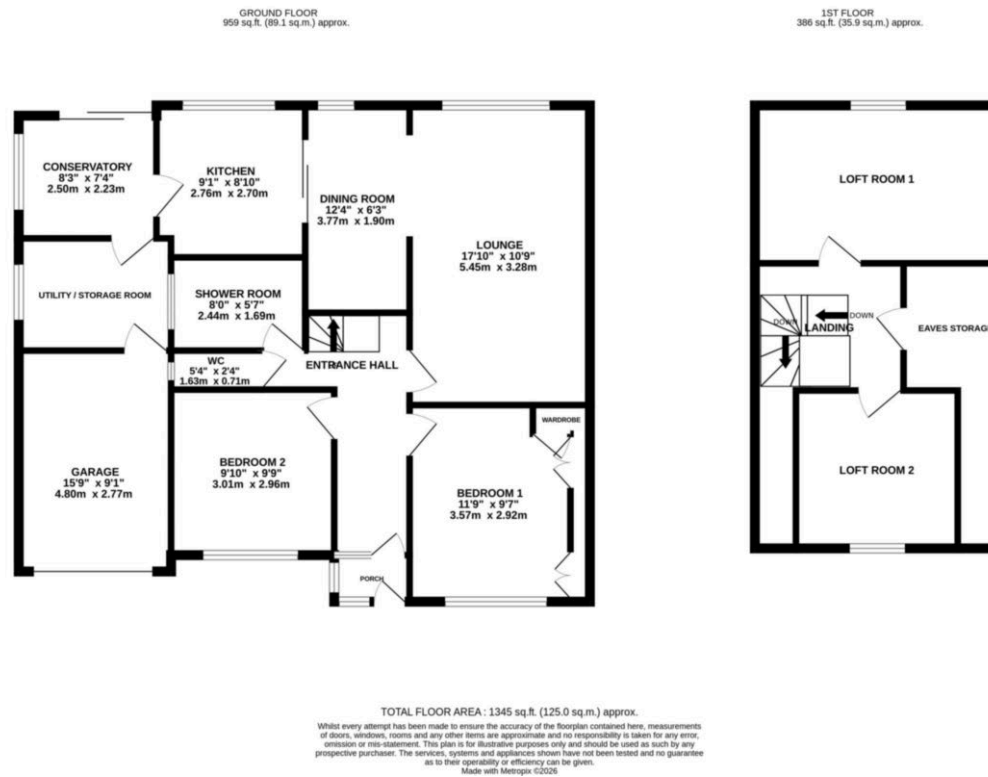
LOCAL AUTHORITY

CHESHIRE EAST COUNCIL TAX BAND D

SERVICES (NOT TESTED)

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

FLOORPLAN & EPC



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