



**GASCOIGNE  
HALMAN**

9 HARTLAND CLOSE, POYNTON

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THE AREAS LEADING ESTATE AGENT





## 9 HARTLAND CLOSE, POYNTON

**Asking Price £600,000**

A LOVELY FOUR BEDROOM DETACHED FAMILY HOME in a DESIRABLE CUL DE SAC LOCATION. ENTRANCE PORCH, LOUNGE, DINING/SITTING AREA, KITCHEN, MASTER BEDROOM, THREE FURTHER BEDROOMS and FAMILY BATHROOM. DRIVEWAY. INTEGRAL GARAGE with ELECTRIC DOOR. LANDSCAPED FRONT and REAR SOUTH FACING GARDENS.

- FOUR BEDROOM DETACHED FAMILY HOME
- LOCATED ON THE HIGHLY SOUGHT AFTER "GLASTONBURY DRIVE" DEVELOPMENT
- CUL DE SAC LOCATION
- POTENTIAL FOR FURTHER ENHANCEMENTS THROUGHOUT
- LANDSCAPED FRONT AND REAR SOUTH FACING GARDEN
- DRIVEWAY & LARGE INTEGRAL GARAGE WITH ELECTRIC DOOR



## DESCRIPTION

Located on the popular "Glastonbury Drive" residential development, this detached family home occupies a favourable position. The property has the potential for further enhancements throughout and in brief the property comprises of:- Porch with a built in cupboard for additional storage. The Lounge/Dining Room is over 23' in length and features a stone fireplace with electric fire inset, it has a window to the front and to the rear there are sliding doors which allows for plenty of natural light and leads out to the stunning rear garden. The kitchen is fitted with a range of wall, base and drawer units and provides access to the integral garage. To the first floor, there are three well proportioned bedrooms and a good sized fourth bedroom. The family bathroom includes a bath with shower over, low level wc and pedestal wash basin. Externally to the front of the property, is a driveway which provides ample off road parking and leads to the integral garage. The rear South facing garden includes a patio area and it is fully enclosed by perimeter fencing and is predominately laid to lawn with a variety of plants and shrubs.

## DIRECTIONS

SK12 1ET

## TENURE

LEASEHOLD 999 YEAR LEASE, 950 YEARS REMAINING. GROUND RENT £9 PER ANNUM.

## LOCAL AUTHORITY

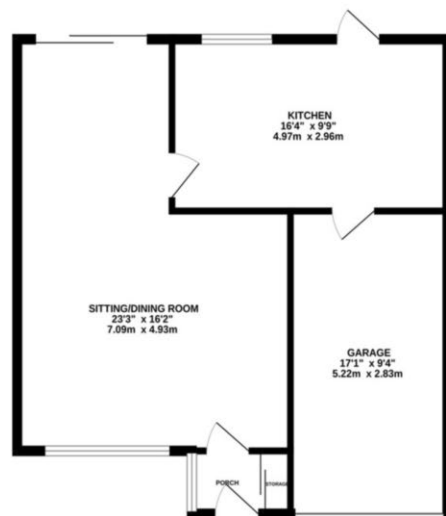
CHESHIRE EAST COUNCIL TAX BAND E

## SERVICES (NOT TESTED)

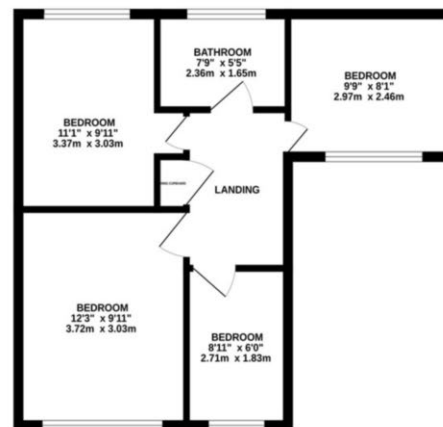
Services have not been tested and you are advised to make your own enquiries and/or inspections.



GROUND FLOOR  
646 sq.ft. (60.1 sq.m.) approx.



1ST FLOOR  
450 sq.ft. (41.8 sq.m.) approx.



TOTAL FLOOR AREA: 1096 sq.ft. (101.9 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. 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## POYNTON OFFICE

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