



**GASCOIGNE
HALMAN**

117 DALE HOUSE FOLD, POYNTON

THE AREAS LEADING ESTATE AGENT



117 DALE HOUSE FOLD, POYNTON

OFFERS OVER £300,000

** NO CHAIN ** A CHARMING TWO BEDROOM MID TERRACE COTTAGE OCCUPYING AN ENVIABLE POSITION OFF TOWERS ROAD WITH OPEN COUNTRYSIDE VIEWS TO FRONT AND REAR. SPACIOUS DINING KITCHEN, DOWNSTAIRS WC, CHARACTERFUL LOUNGE, TWO BEDROOMS AND WET ROOM. OFF ROAD PARKING FOR ONE VEHICLE. DELIGHTFUL SOUTH FACING GARDEN WITH PATIO AREA AND TIMBER SHED.

- *** NO ONWARD CHAIN ***

- A CHARMING AND WELL PRESENTED TWO BEDROOM MID TERRACE COTTAGE

- SPACIOUS DINING KITCHEN & DOWNSTAIRS WC

- LOCATED IN A HIGHLY SOUGHT AFTER AREA OFF TOWERS ROAD

- OPEN COUNTRYSIDE VIEWS TO THE REAR & FRONT ASPECT

- OFF ROAD PARKING & BEAUTIFULLY MAINTAINED SOUTH FACING GARDEN



DESCRIPTION

Occupying a prime position just off Towers Road and conveniently located for Poynton village and its excellent range of shops, cafés and amenities, this charming two bedroom mid terrace cottage enjoys open countryside views to the rear and offers deceptively spacious accommodation throughout.

The accommodation briefly comprises:- an entrance into a generous dining kitchen fitted with a range of wall, base and drawer units complemented by ample work surfaces and a breakfast bar, creating an ideal space for informal dining and entertaining. There is space for a freestanding appliance, together with a built-in electric oven, microwave and extractor hood. The room offers ample space for a dining table and features stairs rising to the first floor. A useful downstairs WC is fitted with a two piece suite comprising a corner wash hand basin and WC.

To the rear of the property, the spacious lounge is full of character, featuring exposed brickwork, a fireplace with gas living flame fire, beamed ceiling and views over the rear garden.

To the first floor, the landing provides access to two bedrooms, comprising a well proportioned principal bedroom enjoying pleasant views over the rear garden and benefitting from an extensive range of fitted wardrobes providing excellent storage. The second bedroom is a good sized single room, making an ideal guest bedroom, nursery or home office and there is also loft access via a ladder to a part boarded loft space, providing useful additional storage. Completing the accommodation is a fully tiled wet room fitted with a wash hand basin and WC.

Externally, the property benefits from off road parking for one vehicle to the front. To the rear is a delightful lawned garden with patio seating area, well stocked borders, timber shed and offers attractive open countryside views to the front and rear, creating a peaceful setting for outdoor enjoyment.

DIRECTIONS

SK12 1DG

TENURE

FREEHOLD

LOCAL AUTHORITY

CHESHIRE EAST COUNCIL TAX BAND C

SERVICES (NOT TESTED)

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

FLOORPLAN & EPC



NOTICE Gascoigne Halman for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Gascoigne Halman has any authority to make or give any representation or warranty whatever in relation to this property.



POYNTON OFFICE

01625 859888

poynton@gascoignehalman.co.uk

3 Fountain Place, Poynton, Cheshire, SK12 1QX

**GASCOIGNE
HALMAN**