



**GASCOIGNE
HALMAN**

92 DICKENS LANE, POYNTON

THE AREAS LEADING ESTATE AGENT



92 DICKENS LANE, POYNTON

Offers Over £400,000

NO CHAIN A WELL PRESENTED 1930'S SEMI DETACHED FAMILY HOME CENTRALLY LOCATED in POYNTON VILLAGE and within WALKING DISTANCE TO LOCAL SCHOOLS. TWO SEPARATE RECEPTION ROOMS, KITCHEN and DINING ROOM with LARGE CONSERVATORY, UTILITY ROOM and INTEGRAL SINGLE GARAGE. THREE BEDROOMS. FAMILY BATHROOM. DRIVEWAY. LANDSCAPED FRONT AND SOUTH FACING REAR GARDEN.

- A WELL PRESENTED 1930'S SEMI DETACHED FAMILY HOME
- LOCATED IN A SOUGHT AFTER LOCATION WITHIN WALKING DISTANCE TO SCHOOLS & THE VILLAGE
- TWO RECEPTION ROOMS & CONSERVATORY
- SEPARATE UTILITY ROOM
- SOUTH FACING LANDSCAPED REAR GARDEN
- BLOCK PAVED DRIVEWAY PROVIDING AMPLE OFF ROAD PARKING





Conveniently located and within walking distance for Poynton village and local primary and secondary schools, this 1930's semi detached family home is offered with no onward chain. The property is well presented throughout and in brief the accommodation comprises:- Entrance porch, Entrance hall, Lounge with walk in bay window which allows for plenty of natural light. The living dining kitchen spans the width of the property and is fitted with a range of wall base and drawer units with roll top work surfaces over, a built in oven, an easy clean induction hob with extractor over and recess space for a freestanding appliance. The breakfast bar offers the ideal space for informal dining, whilst the remainder of the room has adequate space for a large dining suite or seating area. The french doors provide access to the large conservatory which includes direct access out to the patio and to the south facing rear garden. A separate utility room offers ample room for laundry facilities and additional storage space and direct access to the rear garden and the integral garage. To the first floor there are two double bedrooms and a single bedroom. The family bathroom is partially tiled and fitted with a white three piece suite with chrome fittings and comprises of a p shaped bath with shower over, low level WC and pedestal wash basin. Externally to the front of the property is a lawned garden and a block paved driveway which provides ample off road parking and access to the garage. The south facing rear garden is fully enclosed by perimeter fencing and is mainly laid to lawn. There is a raised patio seating area and a further flagged seating area at the rear of the garden.

DIRECTIONS

SK12 1NT

TENURE

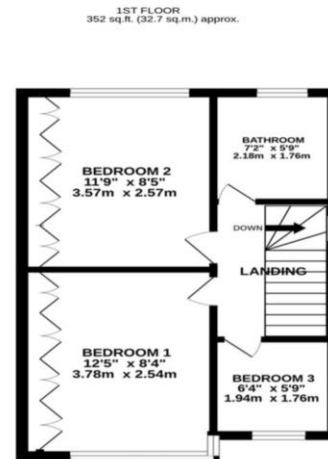
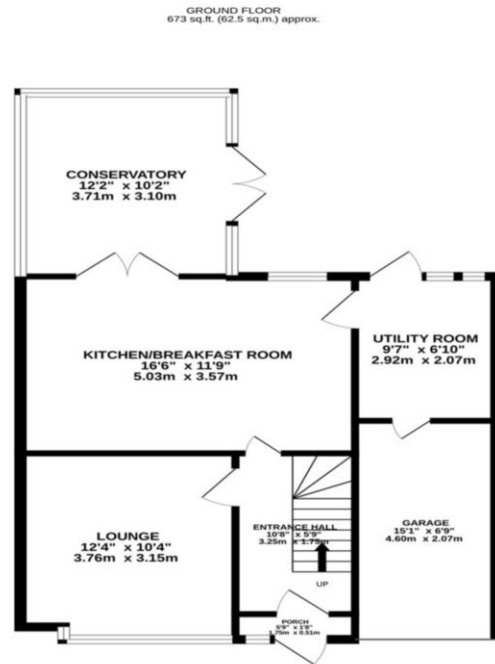
FREEHOLD

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.



TOTAL FLOOR AREA : 1025 sq.ft. (95.2 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 guidance 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.
Made with Metronix i2025

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 SK12 1QX

**GASCOIGNE
HALMAN**