



**GASCOIGNE  
HALMAN**

11 POCHARD DRIVE, POYNTON

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THE AREAS LEADING ESTATE AGENT



## 11 POCHARD DRIVE, POYNTON

**ASKING PRICE £375,000**

AN IMMACULATELY PRESENTED THREE BEDROOM EXTENDED SEMI-DETACHED PROPERTY located on a QUIET CUL-DE-SAC close to LOCAL SCHOOLS and POYNTON TRAIN STATION. SPACIOUS LOUNGE WITH A FEATURE FIREPLACE AND A MODERN FITTED DINING KITCHEN. THREE GOOD SIZED BEDROOMS and A THREE PIECE SUITE FAMILY BATHROOM. PRIVATE REAR GARDEN. AMPLE OFF ROAD PARKING FOR SEVERAL VEHICLES AND AN INTEGRAL GARAGE.



- AN EXTENDED THREE BEDROOM SEMI DETACHED FAMILY HOME
- PRIME CUL-DE-SAC POSITION
- WELL PRESENTED THROUGHOUT
- LOCATED WITHIN A HIGHLY REGARDED RESIDENTIAL AREA
- INTEGRAL SINGLE GARAGE & DOUBLE WIDTH DRIVEWAY PROVIDING AMPLE OFF ROAD PARKING
- FULLY ENCLOSED LANDSCAPED REAR GARDEN



Located in a convenient and popular location close to both Poynton village and offering easy access to the A555 bypass. The property is immaculately presented throughout and in brief comprises of:- Entrance hall with stairs leading to the first floor, large lounge with a feature fireplace and a bay window. The dining kitchen spans the full width of the property and is comprehensively fitted with shaker style wall and base units and roll edge worktops, complete with integrated appliances and a breakfast bar. The kitchen has a courtesy door to gain access to the rear garden. To the first floor are three good sized bedrooms, the master bedroom benefits from floor to ceiling fitted wardrobes. The family bathroom is fitted with a three piece suite incorporating a panelled bath with a shower over, pedestal sink and wc. Externally to the front of the property is a tarmac driveway with block paved bordering providing ample off road parking for several vehicles. The private rear garden is enclosed by perimeter fencing and is mainly flagged for low maintenance and a grass area.

#### **DIRECTIONS**

SK12 1JU

#### **TENURE**

LEASEHOLD 999 YEARS FROM 11/01/1978 952 YEARS REMAINING GROUND RENT £20 PER ANNUM

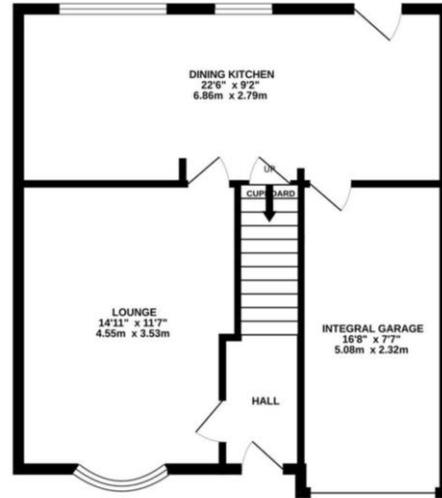
#### **LOCAL AUTHORITY**

CHESHIRE EAST COUNCIL TAX BAND C

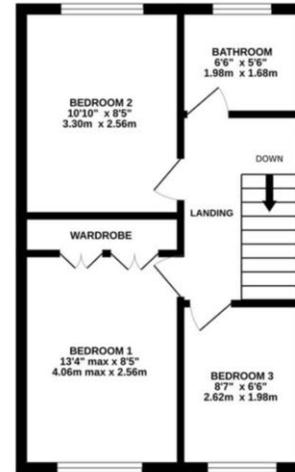
#### **SERVICES**

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

GROUND FLOOR  
554 sq.ft. (51.4 sq.m.) approx.

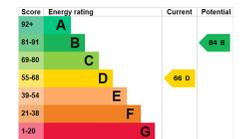


1ST FLOOR  
358 sq.ft. (33.2 sq.m.) approx.



TOTAL FLOOR AREA: 911 sq.ft. (84.7 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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## POYNTON OFFICE

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