



**GASCOIGNE
HALMAN**

49 CHESTER ROAD, POYNTON

THE AREAS LEADING ESTATE AGENT



49 CHESTER ROAD, POYNTON

OFFERS OVER £600,000

NO CHAIN A THREE BEDROOM 1930'S DETACHED FAMILY HOME CONVENIENTLY LOCATED WITHIN A SHORT WALK OF POYNTON VILLAGE AND THE TRAIN STATION. REQUIRING MODERNISATION THROUGHOUT, THE PROPERTY PRESENTS AN EXCELLENT RENOVATION OPPORTUNITY AND FURTHER BENEFITS FROM APPROVED PLANNING PERMISSION (REF: 26/0244/HOUS) FOR SUBSTANTIAL EXTENSION AND IMPROVEMENT WORKS. ENTRANCE PORCH, ENTRANCE HALL, LOUNGE, DINING ROOM, BREAKFAST KITCHEN, THREE WELL PROPORTIONED BEDROOMS, BATHROOM & SEPARATE WC. DRIVEWAY PROVIDING AMPLE OFF ROAD PARKING AND DETACHED GARAGE. SOUTH FACING REAR GARDEN REQUIRING LANDSCAPING BUT OFFERING EXCELLENT POTENTIAL.

- *** NO ONWARD CHAIN ***

- LOCATED WITHIN WALKING DISTANCE OF POYNTON VILLAGE AND THE TRAIN STATION

- A THREE BEDROOM 1930'S DETACHED FAMILY HOME

- IDEAL INVESTMENT, RENOVATION AND MODERNISATION OPPORTUNITY

- TWO SEPARATE RECEPTION ROOMS

- DRIVEWAY, DETACHED GARAGE & SOUTH FACING REAR GARDEN



Occupying a highly sought-after central position within walking distance of Poynton Village and the train station, this attractive 1930s three-bedroom detached family home presents a rare opportunity to acquire a property with significant scope for improvement and future expansion. Retaining much of its original character and charm. The property now requires comprehensive modernisation throughout and attracts a reduced 5% VAT rate for qualifying renovation works (subject to eligibility and purchasers obtaining their own professional advice). The accommodation currently comprises an entrance porch, welcoming hallway, bay-fronted lounge, separate dining room and breakfast kitchen. To the first floor there are three bedrooms, a family bathroom and separate WC. Externally, the property occupies a generous plot with a driveway providing ample off-road parking and access to a detached garage. The gardens are currently heavily overgrown and require clearance and landscaping, offering purchasers a blank canvas from which to create a superb outdoor space. The rear garden enjoys a desirable south-facing aspect. Further enhancing the appeal, the property benefits from approved planning permission (Ref: 26/0244/HOUS) for substantial side and rear extensions, a balcony, front extension works, garden outbuilding and driveway improvements, providing the opportunity to create a significantly enlarged family home subject to the approved plans.

DIRECTIONS

SK12 1HA

TENURE

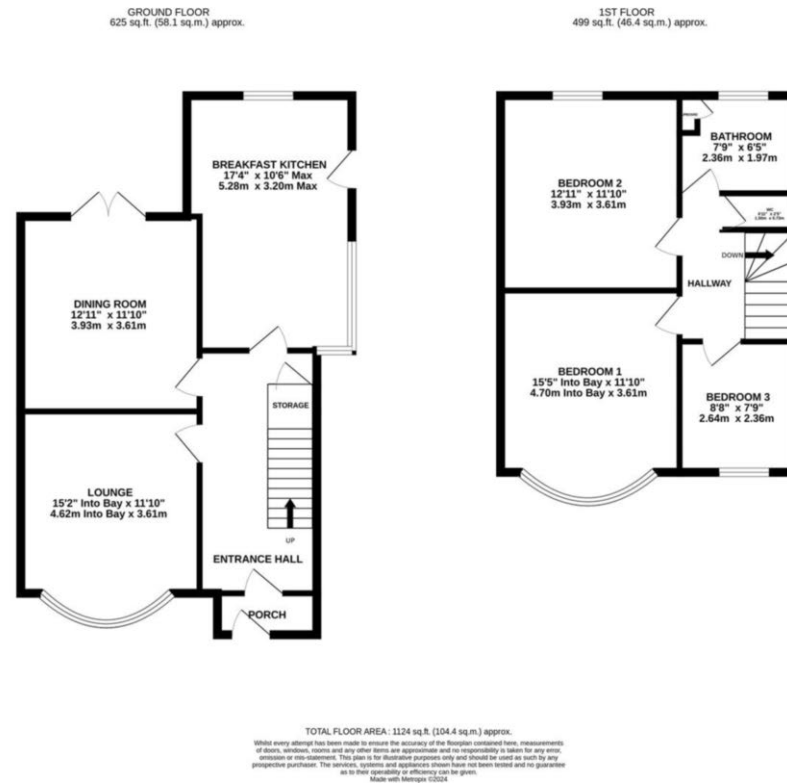
FREEHOLD

LOCAL AUTHORITY

CHESHIRE EAST COUNCIL - COUNCIL TAX BAND E

SERVICES (NOT TESTED)

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



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.



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