

GASCOIGNE
HALMAN

5 SWAN CLOSE, POYNTON

THE AREAS LEADING ESTATE AGENT





5 SWAN CLOSE, POYNTON

OFFERS OVER £325,000

*** NO ONWARD CHAIN *** A WELL PRESENTED THREE BEDROOM SEMI DETACHED PROPERTY SITUATED IN A QUIET CUL-DE-SAC CLOSE TO POYNTON VILLAGE, THE TRAIN STATION AND LOCAL AMENITIES. SPACIOUS BAY-FRONTED LOUNGE WITH FEATURE FIREPLACE, SEPARATE DINING ROOM WITH FRENCH DOORS TO THE GARDEN, KITCHEN, TWO DOUBLE BEDROOMS PLUS A VERSATILE THIRD BEDROOM AND A MODERN FAMILY BATHROOM. AMPLE OFF-ROAD PARKING AND A GENEROUS LOW-MAINTENANCE REAR GARDEN.

- *** NO ONWARD CHAIN ***

- QUIET CUL-DE-SAC LOCATION CLOSE TO POYNTON VILLAGE & TRAIN STATION

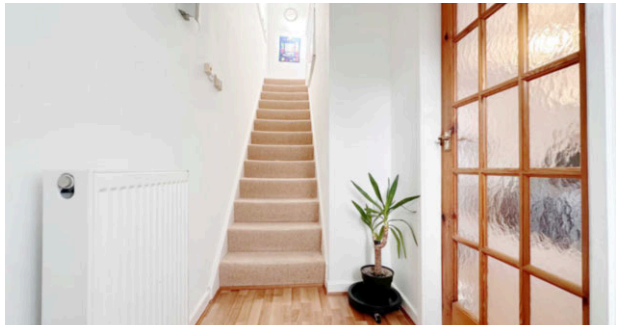
- SPACIOUS BAY FRONTED LOUNGE WITH FEATURE FIREPLACE

- MODERN SHAKER-STYLE KITCHEN & SEPARATE DINING ROOM

- TWO DOUBLE BEDROOMS PLUS A VERSATILE THIRD BEDROOM/STUDY

- GENEROUS REAR GARDEN & AMPLE OFF ROAD PARKING











DESCRIPTION

Occupying a quiet cul-de-sac position within easy reach of Poynton village, the train station and local amenities, this well presented three bedroom semi detached property offers spacious accommodation and is offered to the market with no onward chain. The accommodation comprises:- with an entrance hall with staircase rising to the first floor. To the front is a generous bay-fronted lounge featuring a fireplace and ample space for furniture. An attractive archway leads through to the dining room, which comfortably accommodates a family dining table and enjoys French doors opening onto the rear garden, creating an ideal space for both everyday living and entertaining.

The kitchen is fitted with an attractive range of shaker-style wall, base and drawer units complemented by contrasting work surfaces and tiled splashbacks. Features include a four-ring gas hob with extractor hood above, electric oven and integrated dishwasher, together with space for a washing machine and fridge freezer. The kitchen benefits from excellent storage, generous preparation space and direct access to the rear garden.

To the first floor, the landing benefits from a side aspect window. Bedroom one is a generous double bedroom featuring an extensive range of fitted wardrobes with mirrored doors, bedside cabinets and a fitted dressing table. Bedroom two is a spacious second double bedroom enjoying fitted wardrobes, overhead storage and a fitted desk area. Bedroom three has been thoughtfully designed with fitted furniture including a raised cabin-style bed, built-in storage and study space, making excellent use of the available space. The family bathroom is fitted with a modern three-piece suite comprising a panelled bath with shower over and glazed shower screen, concealed cistern WC, wash hand basin set within a vanity unit and a chrome heated towel rail.

Externally, the property benefits from ample off-road parking via a driveway alongside a low-maintenance gravelled front garden. To the rear is a generous enclosed garden featuring a substantial raised composite decked entertaining terrace, extensive paved patio and a further decked seating area, providing excellent space for outdoor dining, entertaining and relaxation.

The property also benefits from a Hive smart heating system, allowing the heating to be controlled remotely via a smartphone or tablet, including individual room temperature control.

DIRECTIONS

SK12 1HX

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