

GASCOIGNE
HALMAN

63 MILTON DRIVE, POYNTON

THE AREAS LEADING ESTATE AGENT





63 MILTON DRIVE, POYNTON

OFFERS IN THE REGION OF £495,000

A WELL PROPORTIONED TWO BEDROOM DETACHED BUNGALOW OCCUPYING A FAVOURABLE CUL-DE-SAC POSITION WITHIN A HIGHLY SOUGHT AFTER RESIDENTIAL LOCATION, JUST A SHORT WALK FROM POYNTON VILLAGE CENTRE. OFFERED TO THE MARKET WITH NO ONWARD CHAIN. ENTRANCE PORCH, ENTRANCE HALL, SPACIOUS LOUNGE OPENING INTO A DINING AREA, KITCHEN, TWO DOUBLE BEDROOMS, SHOWER ROOM AND SEPARATE WC. TWO VERSATILE LOFT ROOMS WITH USEFUL EAVES STORAGE. DRIVEWAY PROVIDING OFF-ROAD PARKING, SINGLE GARAGE, CONSERVATORY, UTILITY/STORE ROOM, SUBSTANTIAL DECKED TERRACE AND BEAUTIFULLY LANDSCAPED FRONT AND REAR GARDENS.

- *** NO ONWARD CHAIN ***

- DETACHED BUNGALOW IN A HIGHLY SOUGHT AFTER CUL-DE-SAC LOCATION

- JUST A SHORT WALK FROM POYNTON VILLAGE CENTRE AND AMENITIES

- TWO DOUBLE BEDROOMS WITH SPACIOUS LOUNGE/DINING ROOM

- DRIVEWAY PARKING, GARAGE AND CONSERVATORY

- ATTRACTIVE LANDSCAPED GARDENS WITH DECKED PATIO AREA











DESCRIPTION

Offered to the market with no onward chain, this well-proportioned two-bedroom detached bungalow occupies a pleasant cul-de-sac position within one of Poynton's most sought-after residential locations, just a short walk from the village centre and its excellent range of shops, amenities and transport links. The accommodation briefly comprises:- an entrance porch leading into a welcoming entrance hall, a spacious L-shaped lounge featuring a gas fire and opening into a dining area. Leading through from the dining area is the fitted kitchen, which is equipped with a range of wall, base and drawer units, roll-top work surfaces, a four-ring gas hob, oven and microwave. There are two double bedrooms, together with a shower room which is fully tiled and comprises a spacious corner shower enclosure, wash hand basin, a wall-mounted mirrored cabinet a heated towel rail and a separate WC. A staircase from the hallway leads to two versatile loft rooms with additional eaves storage, offering a variety of potential uses, subject to the necessary consents and regulations. The conservatory, accessed from the kitchen, provides access to a useful utility/store room, the single garage, and the beautifully maintained rear garden. Externally, to the front the property benefits from a driveway providing off-road parking and a single garage. To the rear is a beautifully landscaped and mature garden, featuring a generous decked terrace ideal for outdoor dining and entertaining, a well-maintained lawn, well-stocked borders, and an abundance of established trees and shrubs.

DIRECTIONS

SK12 1EZ

TENURE

LEASEHOLD. 999 YEAR LEASE FROM 25/03/1956. 929 YEARS REMAINING. £10 PER ANNUM GROUND RENT.

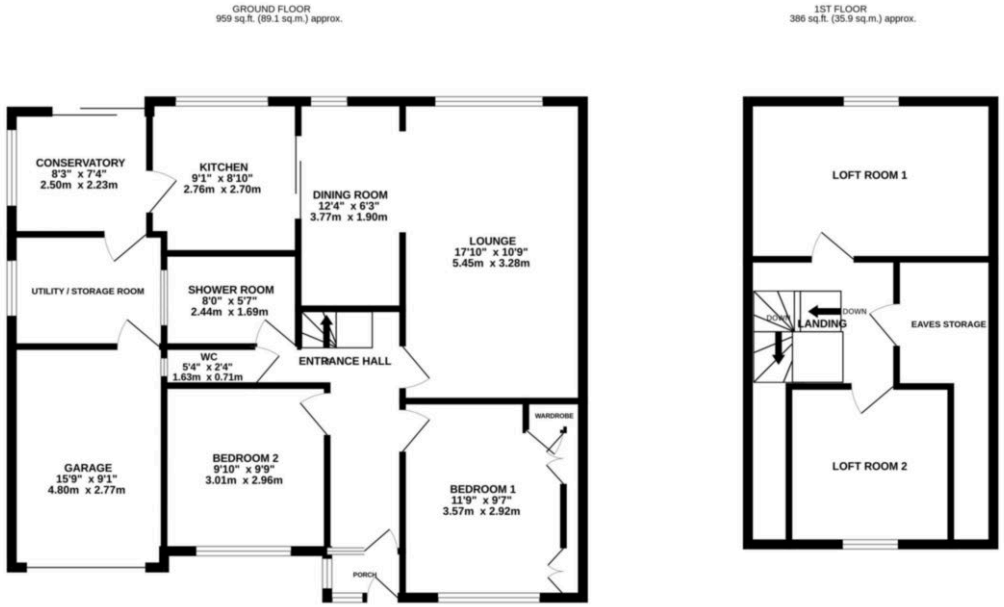
LOCAL AUTHORITY

CHESHIRE EAST COUNCIL TAX BAND D

SERVICES (NOT TESTED)

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

| FLOORPLAN & EPC



TOTAL FLOOR AREA : 1345 sq.ft. (125.0 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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