



**GASCOIGNE
HALMAN**

29 VERNON ROAD, POYNTON

THE AREAS LEADING ESTATE AGENT



29 VERNON ROAD, POYNTON

Offers Over £535,000

**** NO CHAIN **** A IMMACULATELY PRESENTED and EXTENDED SEMI DETACHED FAMILY HOME occupying an ENVIABLE CORNER PLOT within a HIGHLY SOUGHT AFTER RESIDENTIAL area close to LOCAL SCHOOLS . ENTRANCE HALL, LOUNGE, BEDROOM 4/SITTING ROOM, STUNNING OPEN PLAN LIVING DINING KITCHEN with BI FOLDING DOORS, UTILITY ROOM and DOWNSTAIRS WC, THREE WELL PROPORTIONED BEDROOMS and REFITTED CONTEMPORARY FAMILY BATHROOM. DOUBLE WIDTH DRIVEWAY providing AMPLE OFF ROAD PARKING. LANDSCAPED GARDENS TO THREE SIDES.

- **** NO CHAIN ****

- A STUNNING EXTENDED FOUR BEDROOM SEMI DETACHED FAMILY HOME

- OCCUPYING A CORNER PLOT POSITION WITHIN A SOUGHT AFTER RESIDENTIAL LOCATION

- STUNNING BESPOKE OPEN PLAN LIVING DINING KITCHEN WITH BI FOLDING DOORS

- UTILITY ROOM, DOWNSTAIRS WC AND REFITTED CONTEMPORARY BATHROOM

- DOUBLE WIDTH DRIVEWAY PROVIDING AMPLE OFF ROAD PARKING AND LANDSCAPED GARDENS TO THREE SIDES



Occupying a favourable corner plot within a highly sought after residential location close to Poynton Village and reputable primary and secondary schools, this semi-detached family home has been recently extended and refurbished by the current vendors to the highest of standards. Planning permission has been granted for further extension to the first floor to create an additional bedroom with an en-suite shower room (20/3410m). In brief the property comprises: - Entrance Hall with stairs leading to the first floor, lounge with media wall which features a hole in the wall feature fireplace and television recess, there is a second reception room which the current vendors use as a playroom but could also be a fourth bedroom. The open plan living dining kitchen spans the width of the property and is comprehensively fitted with bespoke handle-less base, wall and drawer units. This is further complemented by quartz worktops and a range of integrated appliances. The large island unit offers additional storage space and is ideal for informal dining, whilst the remainder of the room has adequate space for a lounge seating area and a formal dining table and chairs. Two sets of bi-folding doors and a roof lantern provide plenty of natural light. The utility room provides additional storage and ample laundry facilities and leads to the downstairs WC complete with two-piece suite. To the second floor there are two double bedrooms and a single bedroom. The contemporary family bathroom is fully tiled and includes a panelled bath with overhead and handheld shower, low level WC, wall hung vanity unit with counter-top sink and wall mounted mixer tap and heated towel rail. Externally to the front of the property is a double width tarmac driveway providing ample off-road parking. The side and rear garden are fully enclosed by perimeter fencing and are mainly laid to lawn with a delightful Indian stone patio seating area.

DIRECTIONS

SK12 1LP

TENURE

LEASEHOLD 999 YEAR LEASE FROM 01/01/1972 945 YEAR REMAINING GROUND RENT IS £20 PER ANNUM

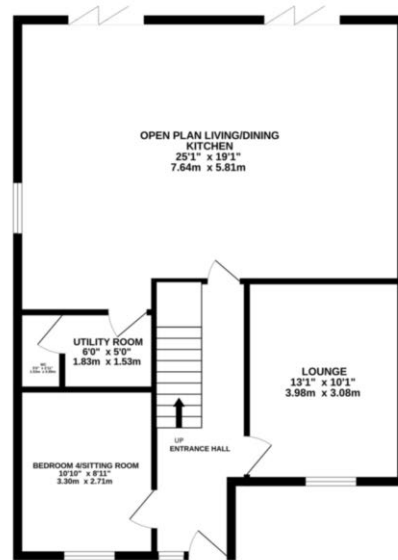
LOCAL AUTHORITY

CHESHIRE EAST COUNCIL COUNCIL TAX BAND D

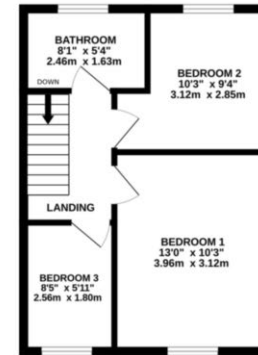
SERVICES (NOT TESTED)

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

GROUND FLOOR
821 sq.ft. (76.3 sq.m.) approx.



1ST FLOOR
360 sq.ft. (33.5 sq.m.) approx.



TOTAL FLOOR AREA: 1181 sq.ft. (109.8 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such for 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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