



**GASCOIGNE
HALMAN**

25 PARKLANDS WAY, POYNTON

THE AREAS LEADING ESTATE AGENT



25 PARKLANDS WAY, POYNTON

Asking Price £450,000

A THOUGHTFULLY EXTENDED FOUR BEDROOM DORMER SEMI DETACHED FAMILY HOME located within the HIGHLY SOUGHT AFTER "PARKLANDS DEVELOPMENT" ENTRANCE HALL, LOUNGE, 17FT DINING KITCHEN, CONSERVATORY, FOUR WELL PROPORTIONED BEDROOMS and SHOWER ROOM. BLOCKED PAVED DRIVEWAY providing AMPLE OFF ROAD PARKING. INTEGRAL GARAGE. LANDSCAPED FRONT and REAR GARDENS.



- AN EXTENDED FOUR BEDROOM SEMI DETACHED FAMILY HOME
- LOCATED WITHIN THE HIGHLY SOUGHT AFTER "PARKLANDS" RESIDENTIAL DEVELOPMENT
- 17FT DINING KITCHEN
- CONSERVATORY OVERLOOKING THE REAR GARDEN
- HERRINGBONE BLOCKED PAVED DRIVEWAY PROVIDING AMPLE OFF ROAD PARKING & INTEGRAL GARAGE
- LANDSCAPED FRONT AND REAR GARDENS



Occupying a favourable position within a highly desirable residential area which is conveniently placed for local shops and the village, this semi detached family home offers spacious and well balanced accommodation throughout. In brief the property comprises:- Entrance hall with stairs leading the first floor. The lounge can be found at the front of the property and a large window allows for plenty of natural light folding doors lead into the dining kitchen. The kitchen extends over 17ft and is fitted with a range of base and wall units with square edge worktops over, there is a integrated double oven and five ring gas hob with chimney style extractor over. The remainder of the room has ample space for a dining table and chairs. The conservatory provides an additional reception area and has views over the rear gardens. To the first floor there are four well proportioned bedrooms and the shower room which is fitted with a double walk in shower, low level wc and pedestal wash basin. Externally to the front of the property is a lawned garden and herringbone blocked paved driveway which provides ample of road parking and access to the integral garage. The rear garden is fully enclosed by perimeter fencing and is mainly laid to lawn with raised vegetable patches and a patio seating area.

DIRECTIONS

SK12 1AL

LOCAL AUTHORITY

CHESHIRE EAST COUNCIL TAX BAND D

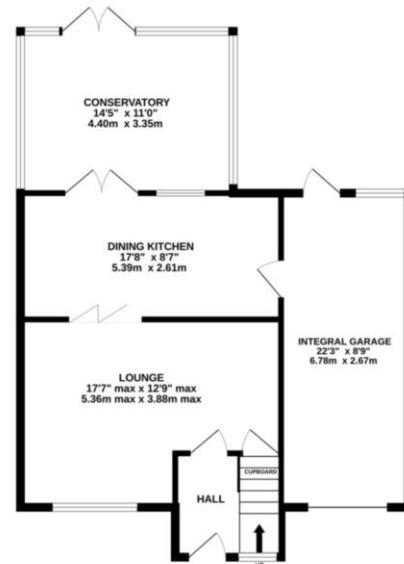
TENURE

FREEHOLD

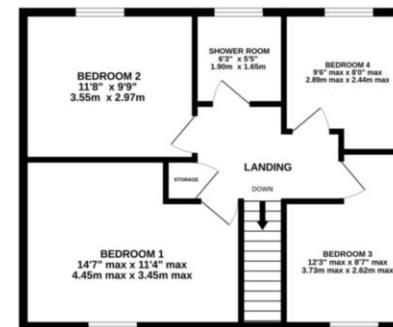
SERVICES

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

GROUND FLOOR
745 sq.ft. (69.2 sq.m.) approx.



1ST FLOOR
562 sq.ft. (52.2 sq.m.) approx.



TOTAL FLOOR AREA - 1306 sq.ft. (121.4 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 and equipment shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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. SK12 1QX

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