



**GASCOIGNE
HALMAN**

114 DALE HOUSE FOLD, POYNTON

THE AREAS LEADING ESTATE AGENT



114 DALE HOUSE FOLD, POYNTON

ASKING PRICE £450,000

**** NO CHAIN **** A SPACIOUS THREE BEDROOM END OF TERRACE COTTAGE occupying an ENVIABLE POSITION off TOWERS ROAD with COUNTRYSIDE VIEWS. ENTRANCE HALL, DOWNSTAIRS WC, LOUNGE, SEPARATE DINING ROOM, KITCHEN, UTILITY ROOM, REAR HALLWAY, THREE WELL PROPORTIONED BEDROOMS and BATHROOM. IMPRINTED CONCRETE DRIVEWAY. ESTABLISHED LANDSCAPED SOUTH FACING REAR GARDEN.

- **** NO CHAIN ****

- A THREE BEDROOM END OF TERRACE COTTAGE

- DOWNSTAIRS WC AND UTILITY ROOM

- LOCATED IN A HIGHLY SOUGHT AFTER AREA OFF TOWERS ROAD

- COUNTRYSIDE VIEWS TO THE REAR ASPECT

- DRIVEWAY & BEAUTIFUL SOUTH FACING GARDEN





Occupying a prime position off Towers Road and conveniently located for Poynton village and all its amenities this three bedroom end terrace cottage boast deceptively spacious accommodation and open countryside views. In brief the accommodation comprises:- Entrance hall and downstairs wc with two piece suite. The lounge spans over 19ft and the bow window allows for plenty of natural light, the main focal point of this room is the feature brick fireplace with log burning stove. The dining room has ample space for a formal dining table and chairs and leads into the kitchen which is comprehensively fitted with a range of wall, base and drawer units which are complemented by roll top work surfaces over. The integrated appliances include a double oven, and gas hob with a concealed extractor hood over, there is also recess space for an upright fridge freezer and dishwasher. The rear hallway has a staircase leading to the first floor and the utility room provides additional storage and laundry facilities. To the first floor the landing has views over neighbouring fields, there are three well proportioned bedrooms. The family bathroom features a modern four piece suite which includes a separate shower cubicle, panelled bath, concealed cistern wc and wash basin with storage cupboards below. Externally to the front of the property is a South facing garden which is fully enclosed by perimeter fencing and hedgerow and is predominately laid to lawn with a delightful patio seating area, the garden is well stocked with an abundance of established trees, plants and shrubs. To the rear of the property is a concrete imprinted driveway which provides off road parking and has open countryside views.

DIRECTIONS

SK12 1DG

TENURE

FREEHOLD

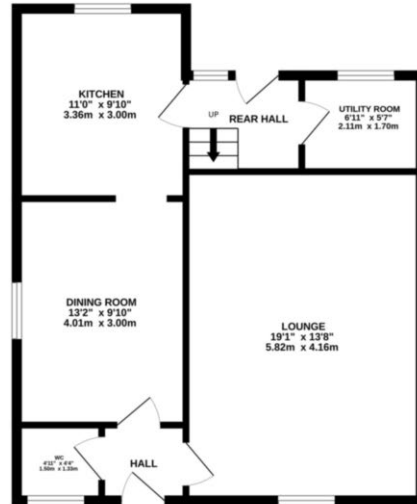
LOCAL AUTHORITY

CHESHIRE EAST COUNCIL COUNCIL TAX BAND D

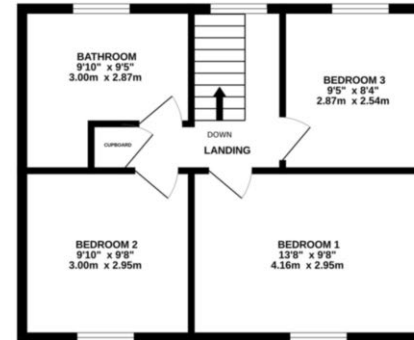
SERVICES (NOT TESTED)

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

GROUND FLOOR
618 sq.ft. (57.4 sq.m.) approx.



1ST FLOOR
448 sq.ft. (41.7 sq.m.) approx.



TOTAL FLOOR AREA : 1066 sq.ft. (99.0 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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