



**GASCOIGNE
HALMAN**

45 CLIFFORD ROAD, POYNTON

THE AREAS LEADING ESTATE AGENT



45 CLIFFORD ROAD, POYNTON

Offers Over £500,000

AN EXTENDED and WELL MAINTAINED THREE BEDROOM DETACHED FAMILY HOME located within a POPULAR and CONVENIENT RESIDENTIAL AREA in a SHORT DISTANCE of LOCAL SHOPS, SCHOOLS and the VILLAGE. ENTRANCE HALL, LOUNGE with FEATURE FIREPLACE, SEPARATE EXTENDED DINING ROOM, KITCHEN, THREE WELL PROPORTIONED BEDROOMS, FAMILY BATHROOM and SEPARATE WC. DRIVEWAY providing OFF ROAD PARKING. INTEGRAL GARAGE. ESTABLISHED LANDSCAPED GARDENS.

- ** NO ONWARD CHAIN **

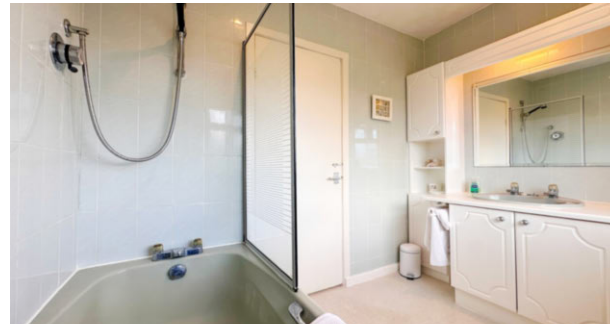
- A THOUGHTFULLY EXTENDED THREE BEDROOM DETACHED FAMILY HOME

- LOCATED WITHIN A HIGHLY SOUGHT AFTER RESIDENTIAL AREA, CLOSE TO SHOPS, LOCAL SCHOOLS & THE TRAIN STATION

- POTENTIAL TO EXTEND AND REMODEL SUBJECT TO THE NECESSARY LOCAL AUTHORITY PERMISSIONS

- TWO SEPARATE RECEPTION ROOMS

- LANDSCAPED GARDENS, DRIVEWAY AND LARGE INTEGRAL GARAGE



Conveniently located on one of Poynton most desirable roads and within a short distance from the train station, local shops and both primary and secondary schools, this detached family home has been thoughtfully extended to the ground floor to provide spacious reception space. The property has been well maintained and is presented to a good standard throughout, however would now benefit from some general modernisation and also has the potential to extend (subject to the necessary local authority permissions) should a purchaser wish to do so. In brief the property comprises :- Entrance porch, entrance hall, lounge with feature fireplace incorporating a living flame gas fire, double doors lead to the extended dining room which has ample space for a formal dining table/chairs and lounge seating area. The kitchen is fitted with a range of wall, base and drawer units with roll top work surfaces over, there is recess space for a cooker, washing machine and fridge freezer. The rear hallway includes a large storage/boiler cupboard and has access to the rear gardens. To the first floor the master bedroom is comprehensively fitted with a range of built in furniture which includes floor to ceiling wardrobes, storage cupboards and two chest of drawers. The second bedroom is another double bedroom with a built in wardrobe, whilst the third bedroom is a good sized single. The family bathroom is fully tiled and fitted with a panelled bath with shower over, and vanity unit with wash basin inset and additional wall mounted storage/shelving cupboards. There is also a separate wc. Externally to the front of the property is a lawned garden and driveway which provides access to the integral garage. The rear garden is fully enclosed by perimeter fencing and is predominately laid to lawn with a delightful patio seating area, the garden is well stocked with a abundance of mature, established trees, plants and shrubs.

DIRECTIONS

SK12 1HY

TENURE

FREEHOLD

LOCAL AUTHORITY

CHESHIRE EAST COUNCIL COUNCIL TAX BAND E

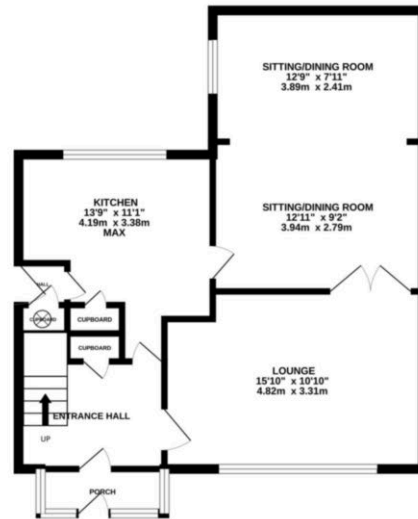
AGENTS NOTES

It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your conveyancer will take the necessary steps and advise you as to time-frames for registration.

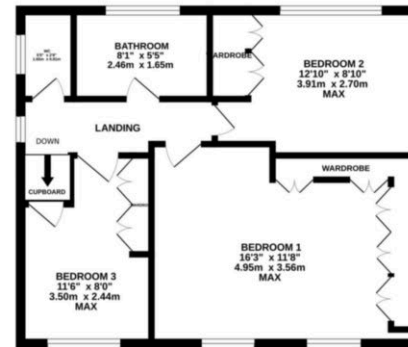
SERVICES (NOT TESTED)

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

GROUND FLOOR
610 sq.ft. (56.6 sq.m.) approx.



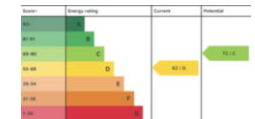
1ST FLOOR
497 sq.ft. (46.2 sq.m.) approx.



TOTAL FLOOR AREA: 1107 sq.ft. (102.8 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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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.



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