



**GASCOIGNE  
HALMAN**

57 SHRIGLEY ROAD SOUTH, POYNTON

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THE AREAS LEADING ESTATE AGENT



## 57 SHRIGLEY ROAD SOUTH, POYNTON

**OFFERS OVER £350,000**

A WELL-PRESENTED TWO BEDROOM SEMI-DETACHED BUNGALOW WITH OFF-ROAD PARKING AND LANDSCAPED REAR GARDEN. ENTRANCE HALL, SPACIOUS LOUNGE WITH LOG-BURNING STOVE AND PATIO DOORS, KITCHEN/DINING ROOM WITH GARDEN ACCESS, TWO DOUBLE BEDROOMS AND MODERN BATHROOM WITH SEPARATE SHOWER. ATTRACTIVE TIERED REAR GARDEN WITH MULTIPLE SEATING AREAS AND GARDEN SHED.

- A WELL PRESENTED TWO BEDROOM SEMI-DETACHED BUNGALOW
- LOCATED WITHIN A HIGHLY SOUGHT AFTER SEMI RURAL LOCATION WITH A 5 MINUTE DRIVE TO POYNTON VILLAGE
- SPACIOUS AND LIGHT-FILLED LOUNGE WITH LOG-BURNING STOVE
- TWO GOOD-SIZED DOUBLE BEDROOMS
- MODERN BATHROOM WITH SEPARATE SHOWER
- AMPLE OFF ROAD PARKING & BEAUTIFULLY LANDSCAPED REAR GARDEN



## DESCRIPTION

This superbly presented two-bedroom semi-detached bungalow offers an attractive blend of modern comfort and charming character, set within a desirable semi-rural location while remaining just a short drive from Poynton village and its excellent range of amenities. In brief the property comprises of:- a welcoming entrance hall, providing access to all principal rooms. The property boasts a bright and spacious lounge featuring an attractive exposed brick fireplace with log-burning stove, creating a cosy focal point. French doors open out onto the rear garden, allowing excellent natural light and a seamless indoor-outdoor connection. The kitchen/dining room is fitted with a range of wall and base units, recess spaces for appliances and ample room for dining. A rear-facing window and external door provide direct access to the garden. There are two well-proportioned double bedrooms positioned to the front of the property. The home is served by a modern bathroom, fitted with a three-piece suite alongside a separate enclosed shower. Externally to the front, a paved driveway provides convenient off-road parking, complemented by a well-maintained garden featuring gravelled areas, mature shrubs, and planted borders. Established hedging offers a degree of privacy while enhancing the overall kerb appeal. To the rear, the garden is a particular highlight, featuring a combination of gravelled seating areas, raised lawn and planted borders, along with a raised patio and garden shed. The space is fully enclosed, offering a good degree of privacy and ideal for relaxing or entertaining.

## DIRECTIONS

SK12 1TF

## TENURE

FREEHOLD WITH A CHIEF RENT OF £2.10 PER ANNUM

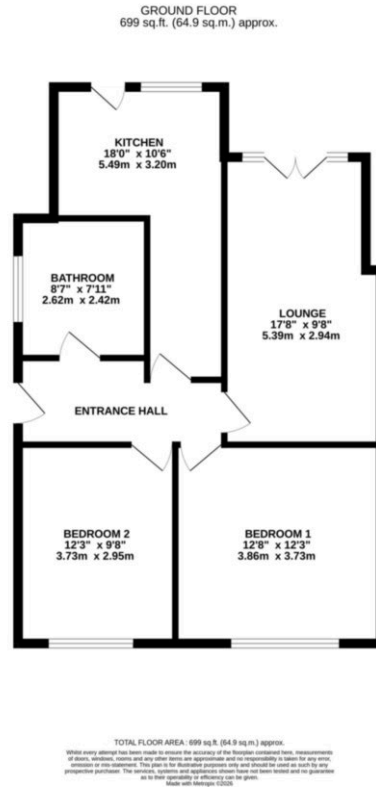
## LOCAL AUTHORITY

CHESHIRE EAST COUNCIL TAX BAND D

## SERVICES (NOT TESTED)

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

## FLOORPLAN & EPC



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