



**GASCOIGNE
HALMAN**

33 PARKLANDS WAY, POYNTON

THE AREAS LEADING ESTATE AGENT



33 PARKLANDS WAY, POYNTON

Offers over £475,000

A WELL PRESENTED THREE BEDROOM DETACHED BUNGALOW located in a HIGHLY SOUGHT AFTER RESIDENTIAL AREA within WALKING DISTANCE of POYNTON VILLAGE. ENTRANCE HALL, LOUNGE/DINING ROOM, FITTED KITCHEN, THREE WELL PROPORTIONED BEDROOMS and SHOWER ROOM. DRIVEWAY providing AMPLE OFF ROAD PARKING. CARPORT. SINGLE GARAGE. MATURE LANDSCAPED GARDENS.

- ** NO ONWARD CHAIN **
- A THREE BEDROOM DETACHED BUNGALOW
- LOCATED ON THE HIGHLY SOUGHT AFTER "PARKLANDS" RESIDENTIAL DEVELOPMENT
- IN NEED OF SOME MODERNISATION AND UPDATING
- LONG DRIVEWAY PROVIDING AMPLE OFF ROAD PARKING, CARPORT & SINGLE GARAGE
- LANDSCAPED FRONT AND REAR GARDENS



Occupying an enviable position on the highly regarded "Parklands development", this three bedroom detached bungalow is offered to the market with no onward chain. The property is in need of some modernisation and offers deceptively spacious accommodation throughout and in brief comprises:- Entrance hall with storage cupboard, lounge/dining room with feature fireplace and French doors accessing the rear patio seating area. The kitchen is fitted with a range of wall, base and drawer units with roll top work surfaces over and has recess appliances spaces. To the front of the property are two double bedrooms, the main bedroom benefits from a range of fitted furniture which includes floor to ceiling wardrobes, storage cupboards and a dressing table. The third bedroom is a good sized single room with a useful storage cupboard. The shower room is fitted with a white three piece suite which features a walk in double shower, low level wc and pedestal wash basin. Externally to the front of the property is a lawned garden and long driveway which provides ample off road parking for several vehicles and leads to the single garage. The rear garden is fully enclosed by perimeter fencing and is mainly laid to lawn with a delightful patio seating area, the garden is well stocked by an abundance of established trees, shrubs and plants and includes a garden shed.

DIRECTIONS

SK12 1AL

TENURE

FREEHOLD

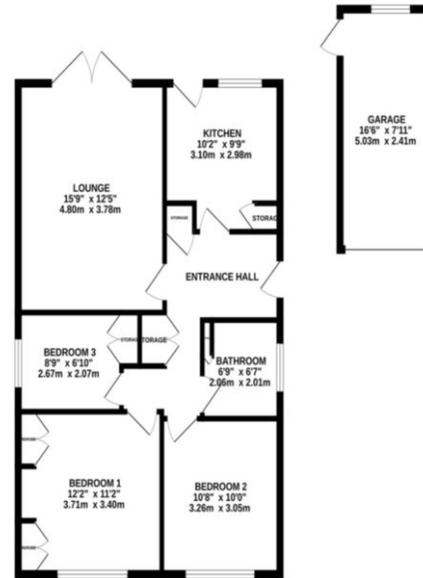
LOCAL AUTHORITY

CHESHIRE EAST COUNCIL COUNCIL TAX BAND D

SERVICES (NOT TESTED)

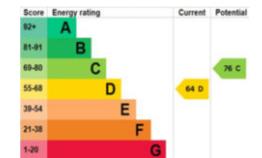
Services have not been tested and you are advised to make your own enquiries and/or inspections.

GROUND FLOOR
878 sq. ft. (81.6 sq.m.) approx.



TOTAL FLOOR AREA: 878 sq.ft. (81.6 sq.m.) approx.
While every effort has been made to ensure the accuracy of the floorplan, measurements of areas, volumes, levels and any other data 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 purchase. The reader, visitor and applicant should take no action based on this plan. Made with Autocad LT2018

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

**GASCOIGNE
HALMAN**