



**GASCOIGNE
HALMAN**

6 SUMMERSON WAY, POYNTON

THE AREAS LEADING ESTATE AGENT



6 SUMMERSON WAY, POYNTON

OFFERS OVER £475,000

A IMMACULATELY PRESENTED and SPACIOUS THREE BEDROOM SEMI-DETACHED FAMILY HOME, OCCUPYING A PRIME POSITION with the HIGHLY SOUGHT AFTER BELLWAY HOMES 'COPPERFIELDS' DEVELOPMENT. ENTRANCE HALL, DOWNSTAIRS WC, 17FT LOUNGE with BAY WINDOW, STYLISH MODERN DINING KITCHEN, MASTER BEDROOMS with EN-SUITE SHOWER ROOM, TWO FURTHER WELL PROPORTIONED BEDROOMS and a MODERN FAMILY BATHROOM. DRIVEWAY providing OFF ROAD PARKING for 2 CARS. WELL MAINTAINED LANDSCAPED REAR GARDEN.

- A MODERN THREE BEDROOM SEMI-DETACHED FAMILY HOME
- IMMACULATELY PRESENTED THROUGHOUT
- LOCATED WITHIN THE HIGHLY SOUGHT AFTER 'COPPERFIELDS' DEVELOPMENT
- MASTER BEDROOM WITH EN-SUITE SHOWER ROOM
- DRIVEWAY PROVIDING OFF ROAD PARKING FOR 2 CARS & ELECTRIC CAR CHARGING POINT
- GENEROUS FULLY ENCLOSED LANDSCAPED REAR GARDEN



Constructed by the highly regarded Bellway Homes and benefiting from the remaining 6 years of NHBC warranty, this immaculately presented modern three bedroom semi-detached family home is situated within the popular "Copperfields" development, ideally positioned for Poynton village, reputable local schools and scenic countryside walks. In brief, the accommodation comprises a bright and welcoming entrance hallway with access to a useful downstairs WC. To the front of the property is a well-proportioned lounge measuring over 17ft, featuring an attractive bay window which allows for plenty of natural light. To the rear, a stylish open-plan kitchen/diner forms the heart of the home, fitted with an extensive range of wall, drawer and base units. Integrated appliances include a fridge freezer, wine cooler, electric oven, gas hob and extractor, with additional recess space for a freestanding washing machine. French doors open directly onto the rear garden, creating an ideal space for both everyday living and entertaining. To the first floor are three well-proportioned bedrooms. The master bedroom is a generous double and benefits from a modern en-suite shower room with sleek tiling, wash basin and WC. Bedroom two is a further good-sized double, while bedroom three is a well-proportioned small double, currently utilised as a home office, offering flexibility for a range of uses. The accommodation is completed by a contemporary family bathroom fitted with a three-piece white suite, including bath with overhead shower, wash basin and WC. Externally, to the front, there is a private tarmac driveway offering off-road parking for 2 cars and includes the added benefit of an electric car charging point. The enclosed rear garden is fully enclosed by perimeter fencing and is predominately laid to lawn with a delightful Porcelain patio seating area, ideal for outdoor dining and relaxation. A timber shed provides useful additional storage.

DIRECTIONS

SK12 1FX

TENURE

FREEHOLD

LOCAL AUTHORITY

CHESHIRE EAST COUNCIL TAX BAND D

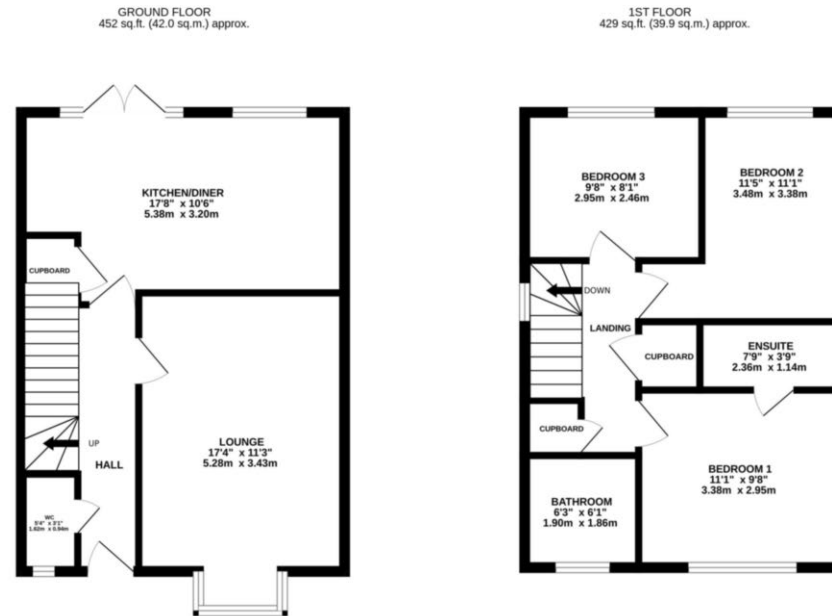
WARRANTY

6 YEARS OF NHBC WARRANTY REMAINING

SERVICES (NOT TESTED)

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

FLOORPLAN & EPC



TOTAL FLOOR AREA: 881 sq.ft. (81.9 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 is given for their quantity or efficiency can be given.

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