



**GASCOIGNE
HALMAN**

11 GLENFIELD DRIVE, POYNTON

THE AREAS LEADING ESTATE AGENT



11 GLENFIELD DRIVE, POYNTON

Offers Over £475,000

A THREE BEDROOM DETACHED BUNGALOW in need of MODERNISATION and UPDATING THROUGHOUT, which is POSITIONED at the HEAD of a SMALL CUL-DE-SAC and within a SHORT DISTANCE to LOCAL SHOPS, the TRAIN STATION and the VILLAGE. ENTRANCE HALL, LOUNGE, KITCHEN, THREE GOOD SIZED BEDROOMS, BATHROOM and SEPARATE WC. DRIVEWAY providing AMPLE OFF ROAD PARKING. INTEGRAL DOUBLE GARAGE. LANDSCAPED GARDENS to FRONT and REAR.



- ** NO ONWARD CHAIN **
- A THREE BEDROOM DETACHED BUNGALOW
- IN NEED OF REFURBISHMENT THROUGHOUT
- POSITIONED AT THE HEAD OF A SMALL CUL-DE-SAC
- CONVENIENTLY LOCATED FOR LOCAL SHOPS, THE TRAIN STATION AND POYNTON VILLAGE
- DRIVEWAY PROVIDING AMPLE OFF ROAD PARKING, DOUBLE GARAGE AND LANDSCAPED GARDENS



Situated at the head of the cul-de-sac within an established sought after residential area, which is conveniently placed for local shops, the train station and the villages amenities, this three bedroom bungalow is offered to the market with no onward chain. The property is in need of full refurbishment and has the potential to extend subject to the relevant local authority consents. In brief the accommodation comprises :- Entrance hall, lounge with feature fireplace and sliding doors overlooking the rear garden. The kitchen is fitted with a range of shaker style wall, base and drawer units these are complemented by square edge worktops over. The integrated appliances include an electric oven, ceramic hob with chimney style extractor. There are recess spaces for a fridge and washing machine. A side door gives internal access to the integral garage. There are three well proportioned bedrooms all benefitting from floor to ceiling fitted wardrobes. The partially tiled bathroom includes a panelled bath with electric shower over and a pedestal wash basin, there is also a separate wc. Externally to the front of the property is a lawned garden and driveway providing ample off road parking and vehicular access to the garage. The rear garden is fully enclosed by perimeter fencing and hedgerow and is predominately laid to lawn with a patio seating area. The garden is well stocked with a variety of established trees, plants and shrubs.

DIRECTIONS

SK12 1JD

TENURE

FREEHOLD

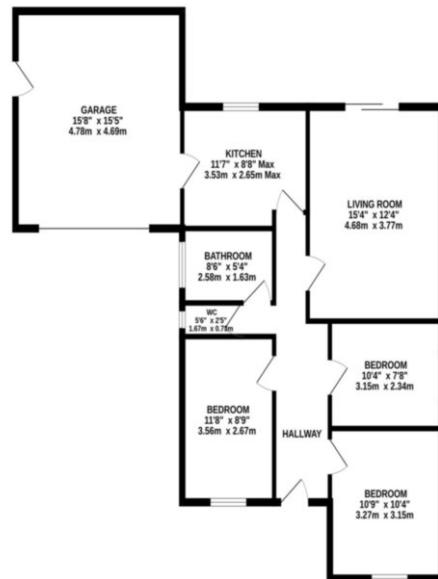
LOCAL AUTHORITY

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
974 sq.ft. (90.5 sq.m.) approx.



TOTAL FLOOR AREA: 974 sq.ft. (90.5 sq.m.) approx.

Whilst every care has been taken in the preparation of these floor plans, measurements of doors, windows, rooms and any other items are approximate and no responsibility is accepted for any error. Prospective buyers should satisfy themselves as to the accuracy of these measurements. The services, systems and appliances shown have not been tested and no guarantee is given as to their condition or performance. House will change C2000.

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