



**GASCOIGNE
HALMAN**

5 CARLETON ROAD, POYNTON.

THE AREAS LEADING ESTATE AGENT



5 CARLETON ROAD, POYNTON.

OFFERS OVER £625,000

A SUBSTANTIALLY EXTENDED & WELL PRESENTED FOUR BEDROOM, TWO BATHROOM DETACHED DORMER BUNGALOW OCCUPYING A PRIME POSITION WITHIN THE POPULAR SEMI RURAL AREA OF HIGHER POYNTON. ENTRANCE HALL. LOUNGE WITH FEATURE FIREPLACE, SEPARATE DINING ROOM, MODERN FITTED KITCHEN, MASTER BEDROOM WITH EN-SUITE SHOWER ROOM, THREE FURTHER BEDROOMS AND FAMILY BATHROOM. DRIVEWAY PROVIDING AMPLE OFF ROAD PARKING & DETACHED GARAGE. GENEROUS WEST FACING LANDSCAPED REAR GARDEN.

- A THOUGHTFULLY EXTENDED FOUR BEDROOM DETACHED DORMER BUNGALOW
- LOCATED IN THE POPULAR SEMI RURAL AREA OF HIGHER POYNTON
- TWO SEPARATE RECEPTION ROOMS
- MASTER BEDROOM WITH EN-SUITE SHOWER ROOM
- GENEROUS WEST FACING LANDSCAPED REAR GARDEN
- DRIVEWAY PROVIDING AMPLE OFF ROAD PARKING AND DETACHED GARAGE



Occupying a generous plot and located within a popular semi-rural area which is conveniently placed being only a short drive to Poynton village and its amenities this detached dormer bungalow has been thoughtfully extended and offers versatile and well-presented accommodation throughout. In brief the property comprises: - Entrance Hall with stairs leading to the first floor and steps lead down to the lounge, the main focal point of this room is the feature fireplace with living flame gas fire, French doors provide access to the rear garden. The separate dining room is also located to the rear of the property and dual aspect windows provide of natural light; steps lead up into the kitchen which is comprehensively fitted with a range of light grey high gloss wall, base and drawer units these are completed by square edge worktops and upstands. The integrated appliances include an electric oven, induction hob with chimney style extractor over, dishwasher, washing machine, fridge and freezer. To the front of the property is the master bedroom which benefits from a range of fitted floor to ceiling wardrobes and an en-suite shower room complete with a three-piece suite, there are two further bedrooms and these also include floor to ceiling fitted wardrobes. The main bathroom is fully tiled and includes a p-shaped panelled bath with shower over, bidet, low level wc and pedestal wash basin. To the first floor is a further double bedroom with useful eaves storage cupboards. Externally to the front of the property is a lawned garden and driveway which provides ample off-road parking and accesses the detached single garage. The West facing rear garden is fully enclosed by perimeter fencing and established hedgerow it is predominately laid to lawn with a delightful decked seating area.

DIRECTIONS

SK12 1TL

TENURE

FREEHOLD - CHIEF RENT £3.10 PER ANNUM

LOCAL AUTHORITY

CHESHIRE EAST COUNCIL - COUNCIL TAX BAND C

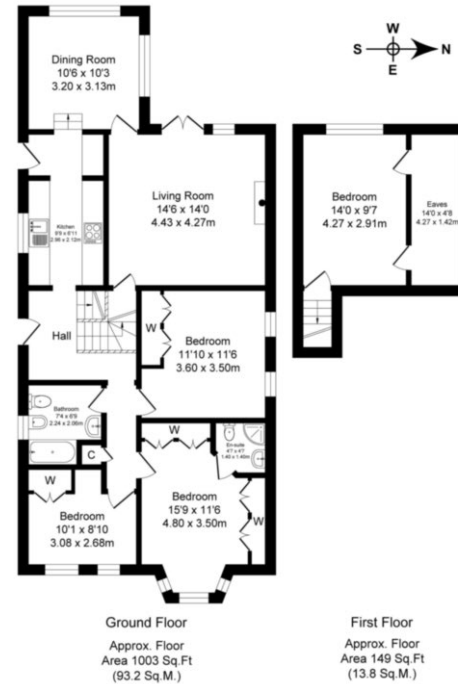
SERVICES (NOT TESTED)

SERVICES HAVE NOT BEEN TESTED AND YOU ARE ADVISED TO MAKE YOUR OWN ENQUIRES AND/OR INSPECTIONS

FLOORPLAN & EPC

Carleton Road, Poynton Total Approx. Floor Area 1152 Sq.ft. (107.0 Sq.M.)

Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



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