

GASCOIGNE HALMAN

# 11 DISTAFF ROAD, POYNTON

THE AREAS LEADING ESTATE AGENT






# 11 DISTAFF ROAD, POYNTON

## ASKING PRICE £427,500

A BEAUTIFULLY PRESENTED DETACHED HOME OCCUPYING A GENEROUS CORNER PLOT WITH EXTENSIVE GARDENS AND VERSATILE ACCOMMODATION. SPACIOUS LOUNGE/DINING ROOM WITH FEATURE FIREPLACE AND SLIDING DOORS TO THE REAR GARDEN, MODERN FITTED KITCHEN, GROUND FLOOR RECEPTION ROOM/POTENTIAL THIRD BEDROOM, TWO FIRST FLOOR BEDROOMS AND A CONTEMPORARY SHOWER ROOM. REFURBISHED LOFT ROOM WITH AMPLE EAVES STORAGE, NEW DOUBLE DRIVEWAY AND A WEALTH OF RECENT UPGRADES THROUGHOUT.

- A WELL PRESENTED TWO BEDROOM HOME OCCUPYING A GENEROUS CORNER PLOT

- VERSATILE LAYOUT WITH POTENTIAL FOR A THIRD BEDROOM

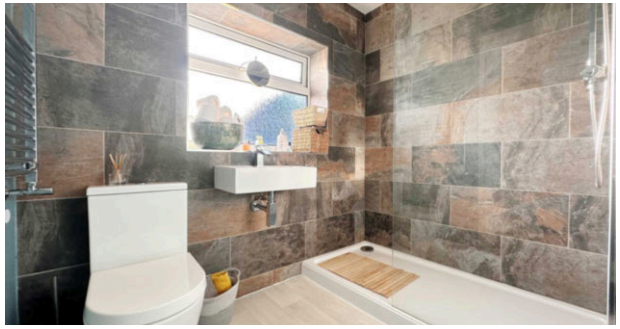
- SPACIOUS LOUNGE/DINER WITH GARDEN ACCESS

- REFURBISHED LOFT ROOM WITH EXTENSIVE EAVES STORAGE

- BEAUTIFULLY UPDATED THROUGHOUT WITH NEW KITCHEN, SHOWER ROOM AND BOILER

- NEW DOUBLE DRIVEWAY WITH AMPLE OFF-ROAD PARKING AND LANDSCAPED GARDENS











## DESCRIPTION

Occupying a generous corner plot and benefiting from substantial improvements throughout, this beautifully presented detached home offers flexible accommodation extending to approximately 1,303 sq.ft.

The accommodation begins with an entrance porch leading through to the entrance hall. The spacious dual-aspect lounge/dining room provides an excellent living and entertaining space, featuring a fireplace and sliding patio doors opening onto the rear garden. The kitchen is fitted with a range of wall, base and drawer units complemented by roll-top work surfaces, Italian stone tiled splashback, a four ring gas hob, oven and recesses for both a dishwasher and washing machine. A useful ground floor WC is accessed directly from the kitchen. Completing the ground floor is a versatile reception room with fitted wardrobes, currently utilised as a home office, which offers excellent potential to serve as a third bedroom if required.

To the first floor, Bedroom One is a generous dual-aspect double bedroom, whilst Bedroom Two is a well-proportioned single bedroom. The contemporary shower room is partially tiled with Italian stone tiles and comprises a walk in shower, wash hand basin and WC.

A staircase rises to the second floor where a refurbished loft room, currently used as a cinema room, provides additional versatile accommodation together with extensive eaves storage.

Externally, the property enjoys attractive lawned gardens to the front, side and rear with a patio seating area, creating an abundance of outdoor space. A recently installed double-width driveway provides ample off-road parking.

The current owners have invested significantly in the property, including the installation of a new kitchen, shower room, flooring and carpets throughout, fitted wardrobes and storage solutions, new lighting throughout, a replacement boiler, new rear fencing, landscaped gardens with a newly planted laurel hedge, upgraded downstairs WC fixtures, a new double driveway and the creation of a new opening between the kitchen and dining area to enhance the flow of the home.

## DIRECTIONS

SK12 1HN

## TENURE

FREEHOLD

## LOCAL AUTHORITY

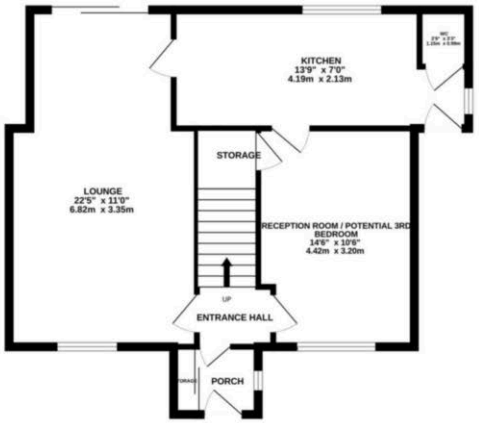
CHESHIRE EAST COUNCIL TAX BAND B

## SERVICES (NOT TESTED)

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

## | FLOORPLAN & EPC

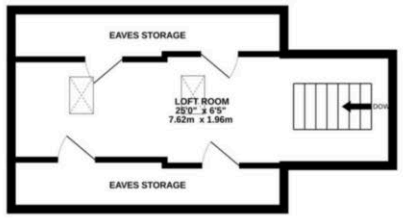
GROUND FLOOR
645 sq.ft. (59.9 sq.m.) approx.




1ST FLOOR
365 sq.ft. (33.9 sq.m.) approx.




2ND FLOOR
293 sq.ft. (27.2 sq.m.) approx.




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TOTAL FLOOR AREA : 1303 sq.ft. (121.0 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 as to their operability or efficiency can be given.
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