



**GASCOIGNE
HALMAN**

79 LONDON ROAD SOUTH, POYNTON

THE AREAS LEADING ESTATE AGENT



79 LONDON ROAD SOUTH, POYNTON

OFFERS OVER £285,000

**** NO CHAIN **** A TWO BEDROOM SEMI DETACHED PERIOD COTTAGE which is in need of REFURBISHMENT and MODERNISATION THROUGHOUT and is LOCATED in a HIGHLY SOUGHT AFTER RESIDENTIAL AREA close to LOCAL SHOPS, SCHOOLS and the VILLAGE. LOUNGE, KITCHEN, TWO BEDROOMS, BATHROOM. OFF ROAD PARKING. REAR GARDEN.

- ***NO ONWARD CHAIN***
- A TWO BEDROOM SEMI-DETACHED PERIOD COTTAGE
- WITHIN WALKING DISTANCE TO POYNTON VILLAGE
- OPPORTUNITY FOR REFURBISHMENT AND MODERNISATION THROUGHOUT
- CHARACTER FEATURES THROUGHOUT
- OFF ROAD PARKING





DESCRIPTION

Conveniently located close to Poynton village, this two bedroom semi detached home offers an exciting renovation project for purchasers wishing to create a home to their own specification. The property is in need of improvements and modernisation throughout and must be viewed with this in mind. The property is offered for sale with no onward chain and briefly comprises:- a lounge featuring an exposed brick fireplace and stairs to the first floor, and a spacious kitchen to the rear. To the first floor there is a double and a single bedroom, a bathroom which is fitted with a three piece suite. Externally to the front, the property benefits from a small gated courtyard garden, while to the rear is a garden which provides off road parking, a raised decking area and to the rear features variety of mature trees and shrubs.

DIRECTIONS

SK12 1LA

TENURE

FREEHOLD

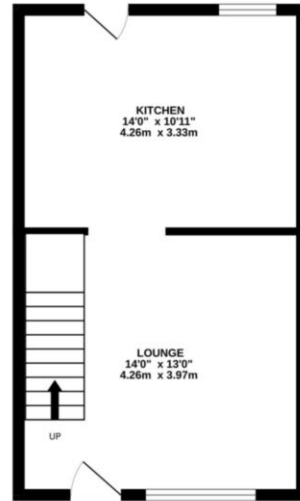
LOCAL AUTHORITY

CHESHIRE EAST COUNCIL
COUNCIL TAX BAND C

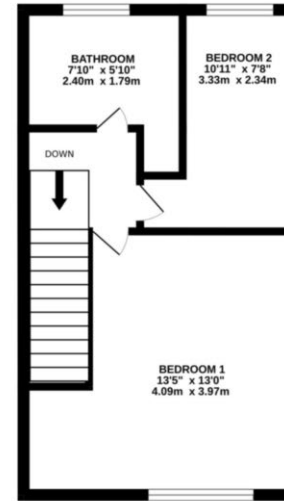
SERVICES (NOT TESTED)

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

GROUND FLOOR
335 sq.ft. (31.1 sq.m.) approx.



1ST FLOOR
322 sq.ft. (29.9 sq.m.) approx.



TOTAL FLOOR AREA: 657 sq.ft. (61.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items 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 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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