



**GASCOIGNE  
HALMAN**

165 DICKENS LANE, POYNTON

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THE AREAS LEADING ESTATE AGENT



## 165 DICKENS LANE, POYNTON

### Offers Over £700,000

A THOUGHTFULLY EXTENDED 1930'S BAY FRONTED SEMI DETACHED FAMILY HOME conveniently located for LOCAL SCHOOLS and THE VILLAGE. PRESENTED to a HIGH STANDARD THROUGHOUT. ENTRANCE HALL, LOUNGE, SITTING ROOM, STUNNING OPEN PLAN LIVING DINING KITCHEN, UTILITY ROOM and DOWNSTAIRS WC. MASTER BEDROOM with EN-SUITE SHOWER ROOM, THREE FURTHER DOUBLE BEDROOMS. BEAUTIFULLY APPOINTED FAMILY BATHROOM with FOUR PIECE SUITE. DOUBLE WIDTH TARMAC DRIVEWAY providing AMPLE OFF ROAD PARKING. LANDSCAPED FRONT and REAR GARDENS.



- A SUBSTANTIALLY EXTENDED FOUR DOUBLE BEDROOM PERIOD SEMI DETACHED FAMILY HOME

- TWO SEPARATE RECEPTION ROOMS

- STUNNING OPEN PLAN LIVING DINING KITCHEN WITH BI-FOLDING DOORS

- UTILITY ROOM AND DOWNSTAIRS WC

- MASTER BEDROOM WITH BEAUTIFULLY APPOINTED EN-SUITE SHOWER ROOM

-DOUBLE WIDTH DRIVEWAY PROVIDING AMPLE OFF ROAD PARKING. STORAGE GARAGE. LANDSCAPED FRONT AND REAR GARDENS.



Occupying an enviable elevated position within a highly sought after residential area which is ideally placed for local schools, the village and countryside walks, this period semi-detached family home has been refurbished and extended by the current vendors to a high standard. The property offers deceptively spacious and well-balanced accommodation throughout and in brief comprises:- Entrance Hall with open staircase leading to the first floor and oak flooring. The second reception room can be found at the front of the property and is currently used as a sitting room this would also be perfect as a home office. The lounge has a large walk-in bay window which allows for plenty of natural light and has views the front gardens. The main focal point of this room is the feature fireplace with bespoke cabinetry and shelving to each alcove. The open plan living dining kitchen is fitted with a range of shaker style wall, base and drawer units which are complemented by Granite worktops and upstands. There is recess space for a dishwasher and range style cooker with a chimney style extractor over, and an integrated fridge. A breakfast bar offers the ideal place for informal dining. The remainder of the room features oak flooring and has adequate space for a dining table and chairs and lounge seating area. Bi-Folding doors provide access and views to the rear garden. The separate utility room has ample laundry facilities and additional storage space and leads to the downstairs wc with two-piece suite. There is also internal access from the utility room to the storage garage. To the first floor the master bedroom has a range of fitted floor to ceiling wardrobes, and dual aspect windows. The En-suite shower room includes half panelled wall detailing, a corner shower unit, low level wc and wall mounted vanity unit with inset wash basin. The second bedroom overlooks the rear garden, and bespoke wardrobes are fitted into the alcove recess space. There are two further double bedrooms. The stunning family bathroom features a free standing "Tub" style bath, walk in shower, low level wc and wall mounted vanity unit with inset "His" and "Hers" under counter sinks. Herringbone flooring and half panelled wall detailing complete the main bathroom. Externally to the front the property is a deep lawned garden and double width tarmac driveway providing ample off-road parking. The rear garden is fully enclosed by established hedgerow and is predominately laid to lawn with a delightful Indian stone patio seating

#### **DIRECTIONS**

SK12 1NZ

#### **TENURE**

FREEHOLD

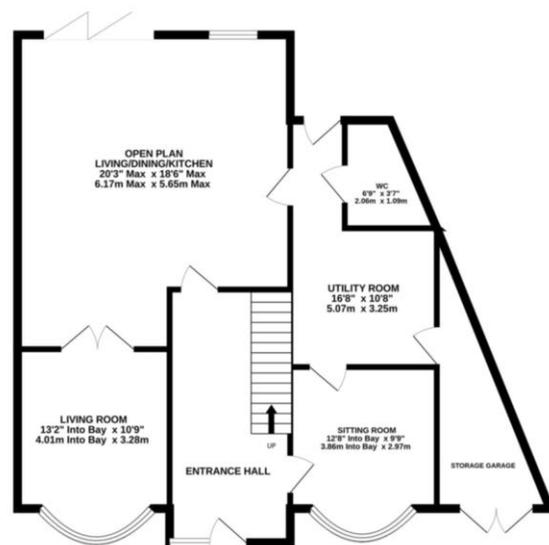
#### **LOCAL AUTHORITY**

CHESHIRE EAST COUNCIL COUNCIL TAX BAND D

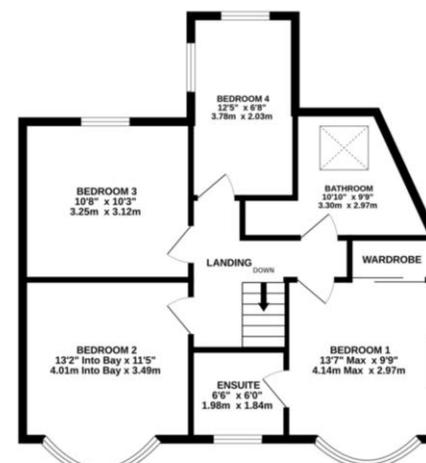
#### **SERVICES (NOT TESTED)**

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

GROUND FLOOR  
953 sq.ft. (88.5 sq.m.) approx.



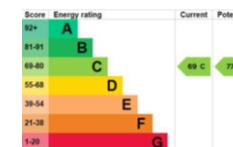
1ST FLOOR  
658 sq.ft. (61.1 sq.m.) approx.



TOTAL FLOOR AREA: 1611 sq.ft. (149.6 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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