



**GASCOIGNE
HALMAN**

142 DICKENS LANE, POYNTON

THE AREAS LEADING ESTATE AGENT



142 DICKENS LANE, POYNTON

Offers Over £650,000

A WELL PRESENTED FOUR BEDROOM DETACHED FAMILY HOME occupying a FAVOURABLE CORNER PLOT within a HIGHLY REGARDED RESIDENTIAL LOCATION WITHIN WALKING DISTANCE of LOCAL SCHOOLS and COUNTRYSIDE WALKS. ENTRANCE HALL, DOWNSTAIRS WC, LOUNGE, MODERN FITTED DINING KITCHEN, CONSERVATORY, FOUR WELL PROPORTIONED BEDROOMS and FAMILY BATHROOM. DEEP LAWNED FRONT GARDEN. BLOCK PAVED DRIVEWAY providing AMPLE OFF ROAD PARKING. EXTENDED INTEGRAL DOUBLE GARAGE. LANDSCAPED SOUTH WEST FACING REAR GARDEN.

- A WELL PRESENTED FOUR BEDROOM DETACHED FAMILY HOME
- MODERN FITTED DINING KITCHEN WITH GRANITE WORKTOPS & CONSERVATORY
- LOCATED WITHIN A HIGHLY SOUGHT AFTER RESIDENTIAL AREA CONVENIENTLY PLACED FOR LOCAL SCHOOLS & COUNTRYSIDE WALKS
- OCCUPYING AN ENVIABLE PRIVATE CORNER PLOT WITH DEEP LAWNED FRONT GARDENS
- BLOCK PAVED DRIVEWAY PROVIDING AMPLE OFF ROAD PARKING & EXTENDED INTEGRAL DOUBLE GARAGE
- LANDSCAPED SOUTH WEST FACING REAR GARDEN



Occupying an enviable corner position and set behind established hedgerow offering a high degree of privacy, this four bedroom detached family home is perfectly placed for local primary and secondary schools, yet only a short distance from nearby countryside walks. The property currently offers well balanced accommodation throughout, however it also has potential, subject to relevant local authority permission for remodeling and extension should a purchaser wish to do so. In brief the property comprises:- Entrance hall and downstairs wc which is fitted with a modern two piece suite. To the front of the property is the lounge, the main focal point of this reception room is the feature fireplace with a living flame electric fire, an open staircase leads to the first floor, and glazed wooden doors access the dining kitchen. The kitchen is fitted with an extensive range of high gloss wall, base and drawer units, these are complemented by granite worktops and upstands over. The integrated appliances include a double oven and four ring gas hob with concealed extractor over, there is recess space for a fridge freezer and dishwasher. The remainder of the room has ample space for a formal dining table and chairs and leads into the conservatory which provides an additional reception space overlooking the rear garden.

To the first floor there are two double bedrooms and two good sized single bedrooms all of which benefit from built-in wardrobes. The family bathroom is fully tiled and fitted with a separate corner shower cubicle, panelled bath, low level wc, pedestal wash basin and chrome heated towel rail. Externally as previously mentioned the property is well screened from the road with mature hedgerow borders, a generous lawned garden and a herringbone block paved driveway providing vehicular access to the integral double garage. The South West facing rear garden is fully enclosed by perimeter fencing and is predominantly laid to lawn with a delightful Indian stone patio seating area.

DIRECTIONS

SK12 1NU

TENURE

FREEHOLD

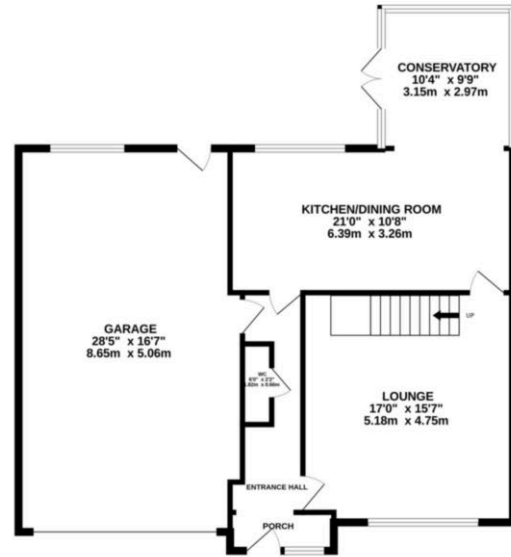
LOCAL AUTHORITY

CHESHIRE EAST COUNCIL COUNCIL TAX BAND E

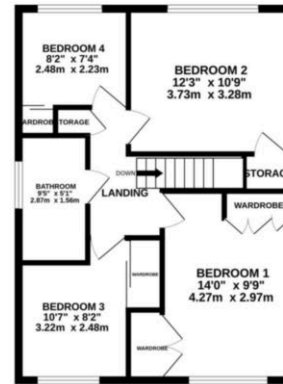
SERVICES (NOT TESTED)

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

GROUND FLOOR
1143 sq.ft. (106.2 sq.m.) approx.



1ST FLOOR
561 sq.ft. (52.1 sq.m.) approx.



TOTAL FLOOR AREA: 1704 sq.ft. (158.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans 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 for 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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