



**GASCOIGNE
HALMAN**

11 VERNON CLOSE, POYNTON

THE AREAS LEADING ESTATE AGENT



11 VERNON CLOSE, POYNTON

Asking Price £400,000

NO ONWARD CHAIN A LOVELY THREE BEDROOM SEMI DETACHED FAMILY HOME in a POPULAR CUL-DE-SAC, CONVENIENTLY LOCATED WITHIN A SHORT WALK OF POYNTON VILLAGE and HIGHLY REGARDED PRIMARY and SECONDARY SCHOOLS. ENTRANCE PORCH, TWO RECEPTION ROOMS, CONSERVATORY, THREE GOOD SIZED BEDROOMS, FAMILY BATHROOM and KITCHEN. STUNNING LANDSCAPED GARDEN TO THE FRONT and REAR and OFF ROAD PARKING and DETACHED GARAGE.



- ***NO ONWARD CHAIN***
- A LOVELY THREE BEDROOM SEMI-DETACHED FAMILY HOME
- POPULAR CUL DE SAC LOCATION CONVENIENT FOR HIGHLY REGARDED SCHOOLS & POYNTON VILLAGE
- STUNNING LANDSCAPED FRONT AND REAR GARDENS
- AMPLE OFF ROAD PARKING & DETACHED GARAGE
- TWO SEPARATE RECEPTION ROOMS & CONSERVATORY



A deceptively spacious three bedroom semi-detached family home, enjoying a superb cul-de-sac position close to Poynton Village and highly regarded schools. The property is offered to the market with no onward chain and in brief comprises:- Entrance porch, lounge with a feature fireplace and a bay window which allows for plenty of natural light. To the rear of the property is the separate dining room which leads into the conservatory. The kitchen is fitted with a range of wall and base units with work surfaces over and integrated appliances which include a 5 ring gas hob and extractor over, a slimline dishwasher, washing machine, fridge, double oven and a microwave. To the first floor, there are two double bedrooms and a good sized third bedroom. The family bathroom includes a jacuzzi bath, a corner shower, WC, and a pedestal wash basin. Externally to the front of the property is well lawned garden and a block paved driveway which provides ample off road parking and access to the garage. The rear garden is fully enclosed by perimeter fencing and hedgerow and is mainly laid to lawn with an abundance of established plants, trees and shrubs.

DIRECTIONS

SK12 1NG

LOCAL AUTHORITY

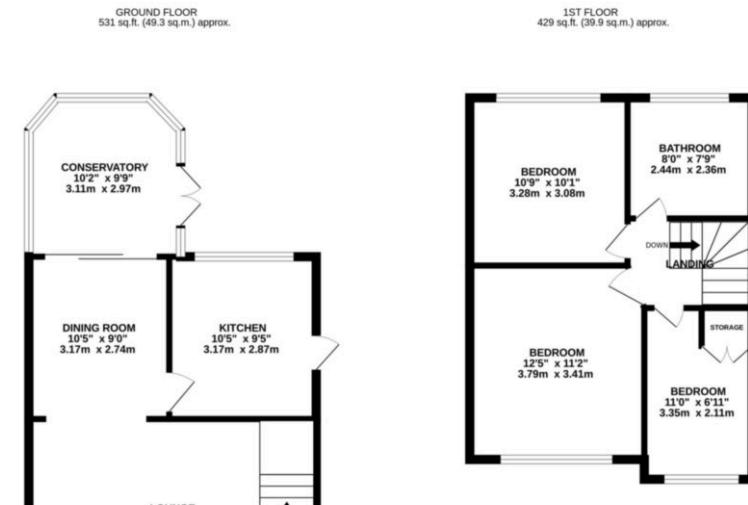
CHESHIRE EAST COUNCIL TAX BAND D

TENURE

LEASEHOLD. 999 YEAR LEASE FROM 1972. 945 YEARS REMAINING. GROUND RENT IS £20 PER ANNUM.

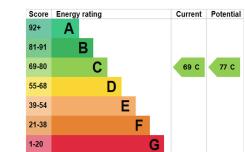
SERVICES (NOT TESTED)

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



TOTAL FLOOR AREA: 960 sq.ft. (89.2 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, inaccuracy or omission. The floorplans are for general guidance only and do not form part of any contract for the prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee can be given as to their condition or working order. Measurements are taken from the outside of walls and doors. Made with Metrix (2008)

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POYNTON OFFICE

01625 859 888

poynton@gascoignehalman.co.uk
3 Fountain Place, Poynton, SK12 1QX

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