



**GASCOIGNE
HALMAN**

54 GREEN LANE, POYNTON

THE AREAS LEADING ESTATE AGENT



54 GREEN LANE, POYNTON

OFFERS OVER £475,000

A BEAUTIFULLY PRESENTED and SUBSTANTIALLY EXTENDED TWO DOUBLE BEDROOM SEMI DETACHED BUNGALOW LOCATED within the HIGHLY SOUGHT AFTER SEMI RURAL area of HIGHER POYNTON. ENTRANCE PORCH, ENTRANCE HALL, LOUNGE with FEATURE FIREPLACE, L-SHAPED DINING KITCHEN, SUN ROOM, TWO DOUBLE BEDROOMS and MODERN FAMILY BATHROOM with FOUR PIECE SUITE. DOUBLE WIDTH DRIVEWAY with ELECTRIC CHARGING POINT. BENEFITTING FROM 14 ROOF-MOUNTED SOLAR PANELS AND BATTERY STORAGE. ESTABLISHED LANDSCAPED GARDENS.

- AN EXTENDED TWO DOUBLE BEDROOM SEMI DETACHED BUNGALOW
- IMMACULATELY PRESENTED THROUGHOUT
- DOUBLE WIDTH INDIAN STONE DRIVEWAY WITH ELECTRIC CHARGING POINT
- 19FT MODERN FITTED DINING KITCHEN WITH BI-FOLDING DOORS
- 14 ROOF MOUNTED SOLAR PANELS WITH BATTERY STORAGE
- ESTABLISHED LANDSCAPED FRONT AND REAR GARDEN



DESCRIPTION

Occupying a favourable position within the semi-rural area of Higher Poynton yet only a short drive to the village and all its amenities, this semi-detached bungalow has been thoughtfully extended and now offers over 1,000 sq ft of immaculately presented accommodation. In brief, the accommodation comprises: entrance porch and entrance hall with useful storage cupboard. To the front of the property is the lounge, the main focal point of which is the feature fireplace, while dual aspect windows allow for plenty of natural light. The stunning L-shaped dining kitchen is comprehensively fitted with a range of shaker-style wall, base, display and drawer units with square-edge worktops over and splashback tiling. There is an integrated dishwasher and recess space for a range-style cooker and an American fridge/freezer. The remainder of the room has ample space for a formal dining table and chairs, while bi-folding doors provide access to and views over the rear gardens. The sun room offers an additional reception space and features a roof lantern and French doors leading to the rear patio seating area. There are two double bedrooms, both of which benefit from fitted floor-to-ceiling wardrobes. The generous contemporary-style bathroom is fully tiled and includes a walk-in shower, concealed cistern WC, wash basin and bath with telephone-style mixer tap over. Externally, to the front of the property is a lawned garden and Indian stone double-width driveway with an electric car charging point. Gated side access leads to the rear garden, which is fully enclosed by perimeter fencing and predominantly laid to lawn, with a delightful raised composite decked area and additional patio seating area. The garden is well stocked with a variety of established trees, plants and shrubs. The property also benefits from 14 roof-mounted solar panels and a battery storage system, helping to improve energy efficiency and reduce running costs.

DIRECTIONS

SK12 1TJ

TENURE

FREEHOLD

LOCAL AUTHORITY

CHESHIRE EAST COUNCIL TAX BAND D

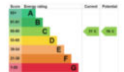
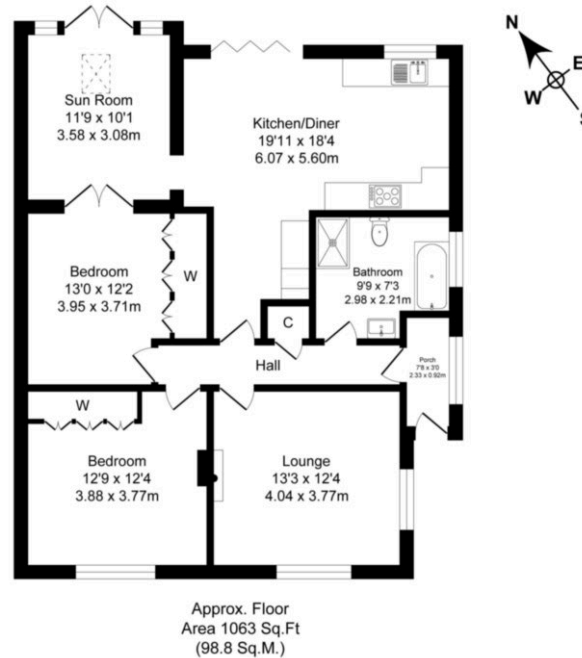
SERVICES

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

FLOORPLAN & EPC

Green Lane, Poynton Total Approx. Floor Area 1063 Sq.ft. (98.8 Sq.M.)

Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



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