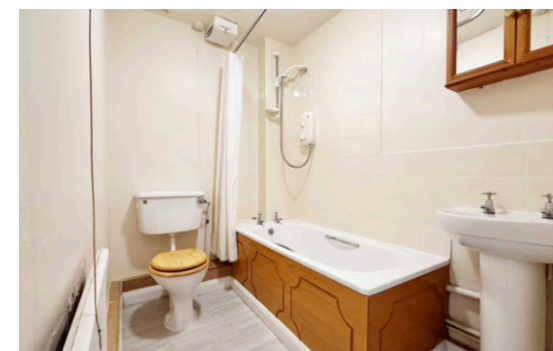
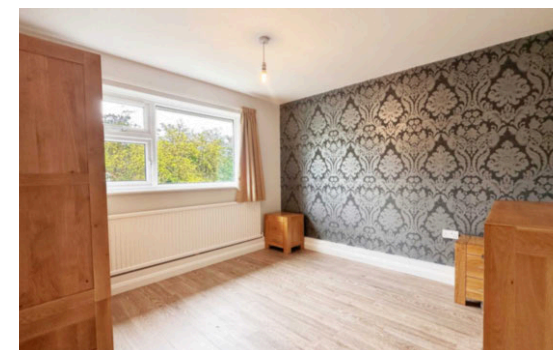




**GASCOIGNE
HALMAN**

16 WELLER CLOSE, POYNTON

THE AREAS LEADING ESTATE AGENT

ASKING PRICE £150,000

A WELL PRESENTED ONE BEDROOM FIRST FLOOR APARTMENT OCCUPYING A CONVENIENT POSITION WITHIN WALKING DISTANCE OF POYNTON VILLAGE CENTRE. GENEROUS LOUNGE, SEPARATE STUDY, FITTED KITCHEN, BATHROOM, USEFUL STORAGE CUPBOARDS AND COMMUNAL GROUNDS. IDEAL FOR FIRST TIME BUYERS, INVESTORS OR DOWNSIZERS.

- *** NO ONWARD CHAIN ***
- SPACIOUS ONE BEDROOM FIRST FLOOR APARTMENT
- WITHIN WALKING DISTANCE OF POYNTON VILLAGE AND LOCAL SHOPS
- DOUBLE BEDROOM PLUS SEPARATE STUDY/DRESSING ROOM
- FITTED KITCHEN & THREE PIECE BATHROOM
- IDEAL FIRST TIME BUY, INVESTMENT OR DOWNSIZE OPPORTUNITY

DESCRIPTION

Situated within a popular residential location and just a short distance from the excellent amenities of Poynton village centre, this well presented one bedroom first floor apartment offers an ideal opportunity for first time buyers, investors or those looking to downsize.

The accommodation is accessed via an entrance with staircase rising to the first floor. The entrance hallway provides access to all principal rooms and benefits from two useful

storage cupboards. The generous lounge enjoys excellent natural light and offers ample space for both living and dining furniture. The fitted kitchen is equipped with a range of base and wall units together with recess space for freestanding appliances.

The property further benefits from a well proportioned double bedroom and a separate study, providing versatile space for home working, storage or use as a dressing area. Completing the accommodation is a bathroom fitted with a three piece suite comprising a panelled bath with shower over, pedestal wash hand basin and low-level WC.

Externally, the apartment is set within attractive communal lawned grounds and enjoys a convenient position within easy reach of local shops, cafes, transport links and the wide range of amenities available within Poynton village centre. Please note there is no allocated parking space with the property, however communal residents' parking is available within the development.

DIRECTIONS

SK12 1YQ

TENURE & SERVICE CHARGE

LEASEHOLD. 125 YEAR LEASE FROM 08/05/2017. SERVICE CHARGE £125.62 PER ANNUM.

LOCAL AUTHORITY

CHESHIRE EAST COUNCIL TAX BAND A

SERVICES (NOT TESTED)

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

POYNTON OFFICE

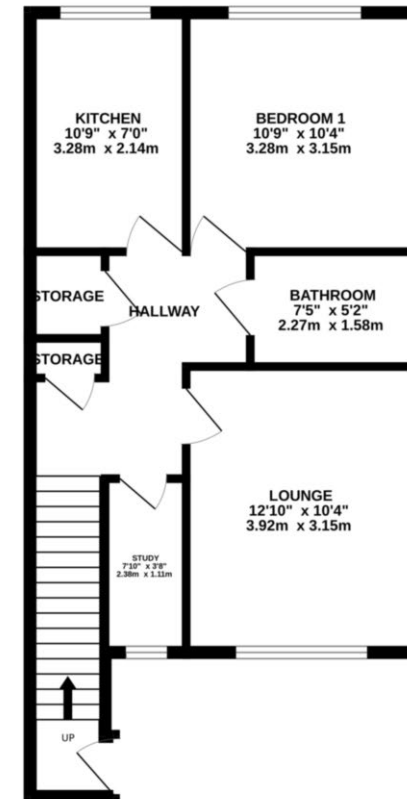
01625 859888

poynton@gascoignehalman.co.uk

3 Fountain Place, Poynton, Cheshire, SK12 1QX

**GASCOIGNE
HALMAN**

FIRST FLOOR
523 sq.ft. (48.6 sq.m.) approx.



TOTAL FLOOR AREA: 523 sq.ft. (48.6 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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