



**GASCOIGNE
HALMAN**

79 OAK GROVE, POYNTON

THE AREAS LEADING ESTATE AGENT



79 OAK GROVE, POYNTON

Offers Over £475,000

A TWO DOUBLE BEDROOM DETACHED BUNGALOW occupying a FAVORABLE CUL-DE-SAC POSITION within a HIGHLY SOUGHT AFTER RESIDENTIAL AREA WITHIN WALKING DISTANCE of POYNTON VILLAGE. IN NEED OF GENERAL MODERNISATION TOUCHES. ENTRANCE PORCH, ENTRANCE HALL, LOUNGE, SEPARATE DINING ROOM, KITCHEN, SUN ROOM, TWO DOUBLE BEDROOMS, BATHROOM, SEPARATE WC and TWO CONVERTED LOFT ROOMS. DRIVEWAY, SINGLE GARAGE. LANDSCAPED FRONT AND REAR GARDENS.

- ** NO ONWARD CHAIN **

- A TWO DOUBLE BEDROOM DETACHED BUNGALOW

- TWO CONVERTED LOFT ROOMS

- IN NEED OF GENERAL MODERNISATION TOUCHES

- PRIME CUL-DE-SAC POSITION WITHIN A HIGHLY SOUGHT AFTER RESIDENTIAL AREA

- DRIVEWAY PROVIDING AMPLE OFF ROAD PARKING, SINGLE GARAGE AND GENEROUS LANDSCAPED REAR GARDEN



DESCRIPTION

Situated at the end of a quiet cul-de-sac and within a few minutes' walk of Poynton village, this two double bedroom detached dormer bungalow offers excellent scope for general modernisation touches and the potential to remodel or extend (subject to the relevant local authority permissions). The property is offered to the market with no onward chain. The accommodation briefly comprises an entrance porch leading into a welcoming entrance hall, with open staircase rising to the first floor. To the front of the property are two well-proportioned double bedrooms, one benefiting from fitted floor-to-ceiling wardrobes. The bathroom is fitted with a bath and wash basin, with the added convenience of a separate WC. To the rear of the property is a spacious lounge, with French doors opening into a sun room enjoying views over the rear gardens. A separate dining room, offering ample space for a dining table and chairs, leads into the kitchen. To the first floor, the loft has been converted into two separate loft rooms, which have never been used since conversion, offering useful additional space adaptable to a purchaser's needs. Externally to the front of the property is a garden with established trees and a driveway which offers off-road parking and leads to a single garage. The generous rear garden is a key selling feature and it is fully enclosed and predominately laid to lawn.

DIRECTIONS

SK12 1AD

TENURE

LEASEHOLD 999 YEAR LEASE 929 YEARS REMAINING
GROUND RENT IS £9 PER ANNUM

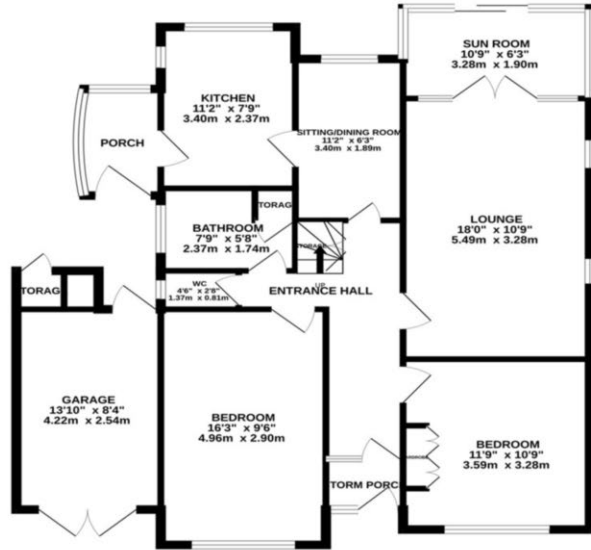
LOCAL AUTHORITY

CHESHIRE EAST COUNCIL
COUNCIL TAX BAND E

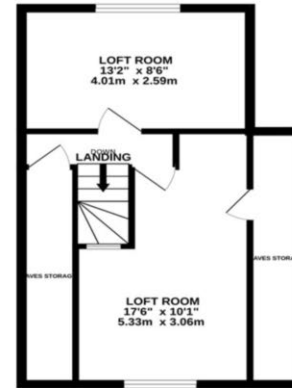
SERVICES (NOT TESTED)

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

GROUND FLOOR
1029 sq.ft. (95.2 sq.m.) approx.



LOFT ROOM
396 sq.ft. (36.6 sq.m.) approx.



TOTAL FLOOR AREA: 1421 sq.ft. (132.0 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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