



**GASCOIGNE
HALMAN**

36 BEECH CRESCENT, POYNTON

THE AREAS LEADING ESTATE AGENT



36 BEECH CRESCENT, POYNTON

ASKING PRICE £525,000

A WELL PRESENTED TWO DOUBLE BEDROOM DETACHED BUNGALOW occupying a FAVOURABLE POSITION LOCATED on the HIGHLY SOUGHT AFTER "PARKLANDS" DEVELOPMENT. ENTRANCE HALL, LOUNGE, DINING/SITTING ROOM, CONSERVATORY, KITCHEN, UTILITY/STORAGE ROOM, MASTER BEDROOM, SECOND DOUBLE BEDROOM and a SHOWER ROOM. LANDSCAPED FRONT and REAR GARDENS. DRIVEWAY and INTEGRAL SINGLE GARAGE.



- A STUNNING TWO BEDROOM DETACHED BUNGALOW LOCATED ON THE HIGHLY SOUGHT AFTER "PARKLANDS" DEVELOPMENT SITTING ON A GENEROUS CORNER PLOT
- WITHIN CLOSE PROXIMITY TO POYNTON CENTRE, LOCAL SHOPS AND AMENITIES
- LANDSCAPED FRONT AND REAR GARDENS
- INTEGRAL GARAGE WITH ELECTRIC DOOR
- DRIVEWAY PROVIDING AMPLE OFF ROAD PARKING
- NO ONWARD CHAIN



DESCRIPTION

Located on the highly sought after "Parklands" development on a generous corner plot, this two bedroom detached bungalow occupies a favourable position offering potential for further enhancement. The property is well presented throughout with deceptively spacious accommodation which in brief comprises:- A porch, Entrance hall with a useful cloakroom. The open plan dining kitchen is fitted with a comprehensive range of wall and base units and includes an integrated Fridge Freezer, Oven and Microwave. The remainder of the room has ample space for a dining table and chairs. The utility room has adequate laundry facilities and provides direct access to the storage room, the integral garage and the rear garden. The Lounge/Dining Room is over 23' in length and leads to the rear conservatory with french doors that lead out to the stunning rear garden. The two double bedrooms at the front of the property both include fitted wardrobes and views over the front garden. The Shower room is fully tiled with a low level wc, basin and an enclosed shower. Externally to the front of the property is a lawned garden and a resin driveway which provides ample off road parking and leads to the integral single garage. The rear garden is fully enclosed and predominately laid to lawn with a delightful patio seating area, the garden is well stocked with an abundance of established trees, plants and shrubs.

DIRECTIONS

SK12 1AP

TENURE

FREEHOLD

LOCAL AUTHORITY

CHESHIRE EAST COUNCIL TAX BAND D

SERVICES

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

AGENTS NOTE

The sale of this property is subject to grant of probate. Please seek an update from the branch with regards to the potential timeframes involved.

The floor plan shows a house with the following rooms and dimensions:

- STORAGE ROOM:** 9'11" x 8'2" (3.01m x 2.50m)
- GARAGE:** 17'8" x 9'11" (5.38m x 3.01m)
- TOILET ROOM:** 3'8" x 4'2" (1.07m x 1.28m)
- KITCHEN/BREAKFAST ROOM:** 18'2" x 9'0" (5.53m x 2.99m)
- CONSERVATORY:** 10'9" x 7'5" (3.27m x 2.25m)
- LOUNGE:** 16'11" x 11'7" (5.15m x 3.54m)
- ENTRANCE HALL:** 10'5" x 6'0" (3.20m x 1.83m)
- DINING ROOM:** 11'7" x 6'11" (3.54m x 2.11m)
- BATHROOM:** 6'10" x 6'4" (2.09m x 1.94m)
- HALL:** (Central hallway area)
- FLORPOROON:** (Small room adjacent to the hall)
- WARDROBE:** (Small room adjacent to the hall)
- BEDROOM 1:** 11'5" x 11'1" (3.47m x 3.37m)
- BEDROOM 2:** 10'8" x 9'2" (3.25m x 2.78m)

23 OFFICES COVERING CHESHIRE, SOUTH MANCHESTER AND THE HIGH PEAK