



**GASCOIGNE
HALMAN**

56 CHESTNUT DRIVE, POYNTON

THE AREAS LEADING ESTATE AGENT

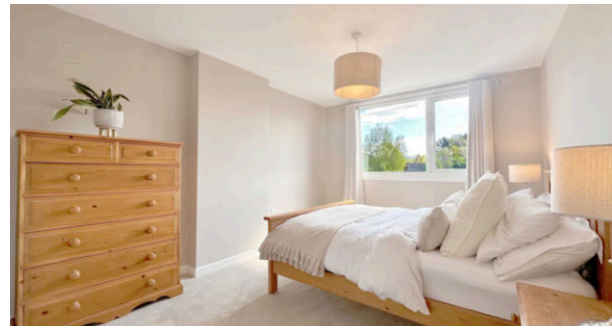


56 CHESTNUT DRIVE, POYNTON

OFFERS OVER £400,000

A BEAUTIFULLY PRESENTED THREE BEDROOM DORMER SEMI DETACHED FAMILY HOME located in a HIGHLY SOUGHT AFTER RESIDENTIAL AREA and within WALKING DISTANCE of LOCAL PRIMARY & SECONDARY SCHOOLS and the VILLAGE. ENTRANCE LOUNGE, SEPARATE DINING ROOM, MODERN FITTED SHAKER STYLE KITCHEN with INTEGRATED APPLIANCES, THREE WELL PROPORTIONED BEDROOMS and CONTEMPORARY FAMILY BATHROOM. DRIVEWAY providing AMPLE OFF ROAD PARKING. GENEROUS WEST FACING LANDSCAPED REAR GARDEN.

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- LOCATED IN A HIGHLY SOUGHT AFTER RESIDENTIAL AREA CLOSE TO LOCAL SCHOOLS AND THE VILLAGE
- RECENTLY FITTED MODERN SHAKER STYLE KITCHEN WITH INTEGRATED APPLIANCES
- STUNNING CONTEMPORARY BATHROOM WITH MODERN SUITE
- GENEROUS WEST FACING LANDSCAPED REAR GARDEN
- DRIVEWAY PROVIDING AMPLE OFF ROAD PARKING



Located within a desirable residential area and in close proximity to local schools, the village and countryside walks, this three bedroom dormer semi detached family home has been meticulously updated by the current vendors and offers well balanced accommodation with a high specification finish throughout. In brief the property comprises:- Entrance hall with open staircase leading to the first floor and useful storage cupboard below. To the front of the property is the lounge, a large window allows for plenty of natural light and folding glazed doors lead into the separate dining room which has ample space for a formal dining table and chairs. The kitchen is fitted with a range of grey shaker style wall, base and drawer units these are complemented by oak effect worktops over. The integrated appliances include an oven, four ring gas hob with chimney style extractor over, fridge/freezer, dishwasher and washing machine. To the first floor there are two double bedrooms and a single bedroom. The family bathroom is fully tiled and fitted with a p-shaped panelled bath with shower over, concealed cistern wc, wash basin with storage cupboard below and heated towel rail. Externally to the front of the property is a tarmac driveway providing ample off road parking, double gates provide access to the rear. The generous West facing rear garden is fully enclosed by perimeter fencing and is predominately laid to lawn with a delightful L-shaped patio seating area.

DIRECTIONS

SK12 1QE

TENURE

FREEHOLD CHIEF RENT £12 PER ANNUM

LOCAL AUTHORITY

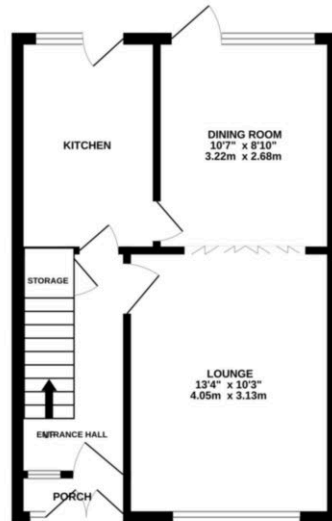
CHESHIRE EAST COUNCIL COUNCIL TAX BAND C

SERVICES (NOT TESTED)

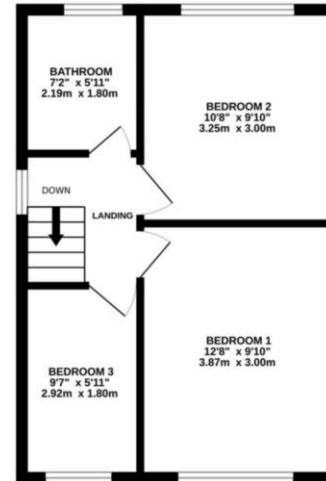
SERVICES HAVE NOT BEEN TESTED AND YOU ARE ADVISED TO MAKE YOUR OWN ENQUIRES AND/OR INSPECTIONS.

FLOORPLAN & EPC

GROUND FLOOR
376 sq.ft. (34.9 sq.m.) approx.



1ST FLOOR
368 sq.ft. (34.2 sq.m.) approx.



TOTAL FLOOR AREA: 743 sq.ft. (69.1 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, 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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