



**GASCOIGNE  
HALMAN**

78 BARNABY ROAD, POYNTON

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THE AREAS LEADING ESTATE AGENT



## 78 BARNABY ROAD, POYNTON

**OFFERS OVER £325,000**

A REFURBISHED TWO DOUBLE BEDROOM SEMI DETACHED HOME situated WITHIN WALKING DISTANCE of a LOCAL PRIMARY and SECONDARY SCHOOL. ENTRANCE HALL, LOUNGE, BRAND NEW DINING KITCHEN, TWO DOUBLE BEDROOMS and BRAND NEW BATHROOM. GRAVEL DRIVEWAY providing AMPLE OFF ROAD PARKING. DETACHED SINGLE GARAGE. LANDSCAPED FRONT and REAR GARDENS.

- \*\* NO CHAIN \*\*

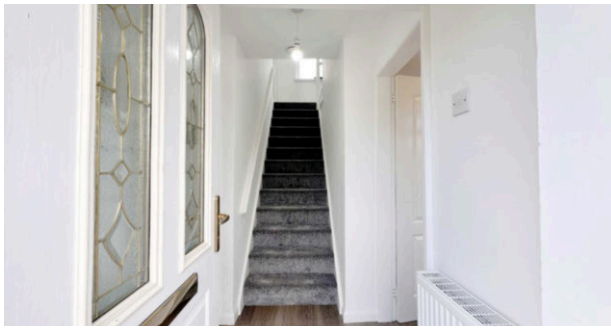
- A TWO DOUBLE BEDROOM SEMI DETACHED FAMILY HOME

- RECENTLY REFURBISHED THROUGHOUT

- BRAND NEW MODERN FITTED KITCHEN & BATHROOM

- LOCATED WITHIN WALKING DISTANCE TO A LOCAL PRIMARY AND SECONDARY SCHOOL

- GRAVEL DRIVEWAY PROVIDING AMPLE OFF ROAD PARKING. DETACHED SINGLE GARAGE. ENCLOSED WEST FACING LANDSCAPED REAR GARDEN



A two double bedroom semi detached home which is conveniently placed for a local primary and secondary school and also Poynton village. The property has recently been refurbished and benefits from a brand new modern fitted kitchen and bathroom combined with well balanced accommodation throughout. In brief the property comprises :- Entrance Hall with stairs leading to the first floor, the lounge boasts dual aspect windows allowing for plenty of natural light, the main focal point of this room is the feature fireplace with living flame gas fire. The modern dining kitchen is comprehensively fitted with white high gloss handle-less wall base and drawer units these are complemented by square edge worktops over. The integrated appliances include an electric oven and gas hob with chimney style extractor hood over, there is recess space for a upright fridge/freezer and a washing machine. A rear hallway has access to the rear garden and the downstairs wc which is fitted with a low level wc and wash basin with storage cupboard below. To the first floor there are two double bedrooms, the main bedroom is fitted with floor to ceiling wardrobes. The partially tiled family bathroom includes a panelled bath with shower over, pedestal wash basin, low level wc and heated towel rail. Externally to the front of the property is a lawned garden and gravel driveway providing ample off road parking and side access to the detached single garage. The West facing rear garden is fully enclosed with perimeter fencing and hedgerow it is predominately laid to lawn and is well stocked with a variety of established plants, trees and shrubs.

#### **DIRECTIONS**

SK12 1LW

#### **TENURE**

FREEHOLD

#### **LOCAL AUTHORITY**

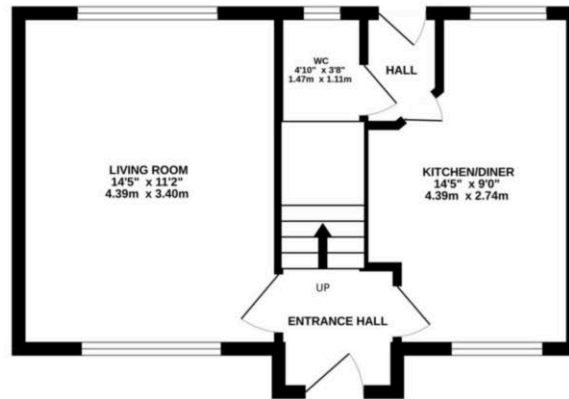
CHESHIRE EAST COUNCIL - TAX BAND B

#### **SERVICES (NOT TESTED)**

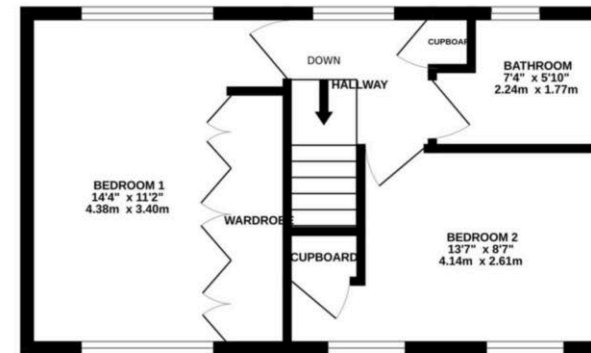
SERVICES HAS NOT BEEN TESTED AND YOU ARE ADVISED TO MAKE YOU OWN ENQUIRES AND/OR INSPECTIONS.

## FLOORPLAN & EPC

GROUND FLOOR  
352 sq.ft. (32.7 sq.m.) approx.



1ST FLOOR  
356 sq.ft. (33.0 sq.m.) approx.



TOTAL FLOOR AREA : 708 sq.ft. (65.8 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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