



**GASCOIGNE  
HALMAN**

10 PARKLANDS WAY, POYNTON

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THE AREAS LEADING ESTATE AGENT



## 10 PARKLANDS WAY, POYNTON

### OFFERS OVER £600,000

An EXTENDED THREE BEDROOM DETACHED BUNGALOW situated in a DESIRABLE RESIDENTIAL LOCATION. ENTRANCE PORCH leading to a WELCOMING ENTRANCE HALL, LOUNGE and an IMPRESSIVE SITTING/DINING ROOM, FITTED KITCHEN, THREE WELL PROPORTIONED BEDROOMS, MODERN SHOWER ROOM and SEPARATE WC. INTEGRAL GARAGE, DRIVEWAY providing AMPLE OFF ROAD PARKING, SIDE PATIO AREA and a BEAUTIFULLY MAINTAINED SOUTH WEST FACING REAR GARDEN with OUTBUILDING and GREENHOUSE.

- AN EXTENDED THREE BEDROOM DETACHED BUNGALOW
- LOCATED ON THE HIGHLY SOUGHT AFTER 'PARKLANDS' RESIDENTIAL DEVELOPMENT
- MODERN SHOWER ROOM AND SEPARATE WC
- IMPRESSIVE OPEN PLAN SITTING/DINING ROOM WITH FRENCH DOORS LEADING TO THE REAR GARDEN
- INTEGRAL GARAGE AND LONG DRIVEWAY PROVIDING AMPLE OFF ROAD PARKING
- WELL MAINTAINED SOUTH WEST FACING PRIVATE REAR GARDEN WITH PATIO, OUTBUILDING AND GREENHOUSE



## DESCRIPTION

Occupying an enviable position on the highly regarded 'Parklands' development, this extended three bedroom detached bungalow offers deceptively spacious accommodation throughout and enjoys a well maintained plot with a delightful rear garden. In brief, the accommodation comprises; an entrance porch leading into a welcoming entrance hall, providing access to the principal rooms and a separate WC. The lounge is well proportioned and features a fireplace with electric fire, along with an archway opening through to the main living space. To the rear, an impressive sitting/dining room offers a substantial and versatile area, with French doors opening directly onto the patio and garden. There is also flexibility within this space for a study or additional seating area, while internal access leads through to the garage. The kitchen is fitted with a range of wall, base and drawer units with work surfaces over. Integrated appliances include a double oven, gas hob with concealed extractor over, fridge freezer and a slimline dishwasher. The bedroom accommodation includes two double bedrooms and a third well sized single room. Bedroom one benefits from fitted wardrobes and bedroom two is a comfortable double room, while bedroom three offers flexibility as a bedroom, study or guest room. The shower room is fitted with a modern three piece suite, comprising an enclosed shower, low level WC and wash hand basin set within a vanity unit with storage below. Externally, the property is set behind a lawned front garden with a driveway providing off-road parking and access to the garage. The south west facing rear garden is a particular highlight, being fully enclosed and mainly laid to lawn, bordered by an abundance of mature trees, shrubs and planting. A paved patio area runs along the rear elevation, while a further side patio area provides a private seating space. To the far end of the garden are a useful detached outbuilding and greenhouse.

## DIRECTIONS

SK12 1AJ

## TENURE

FREEHOLD

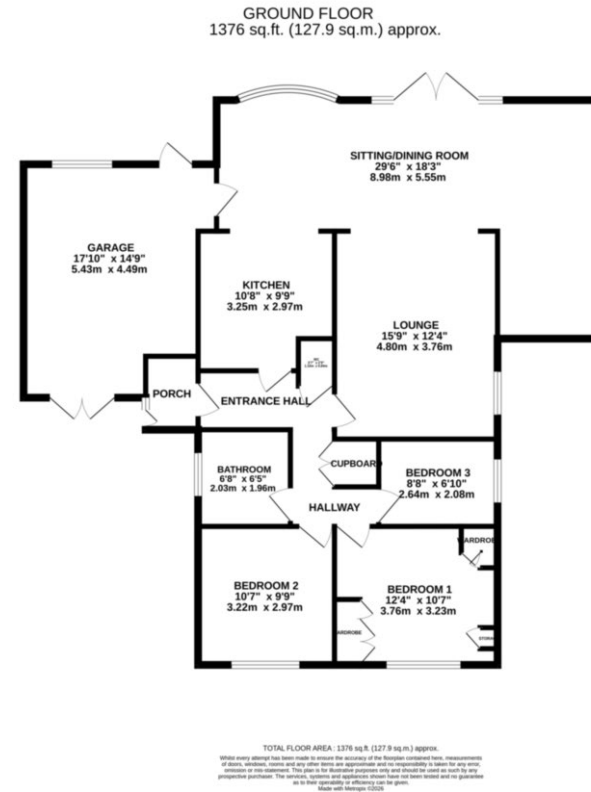
## LOCAL AUTHORITY

CHESHIRE EAST COUNCIL TAX BAND D

## SERVICES (NOT TESTED)

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

## FLOORPLAN & EPC



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### POYNTON OFFICE

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