



**GASCOIGNE
HALMAN**

43 OAKFIELD ROAD, POYNTON

THE AREAS LEADING ESTATE AGENT



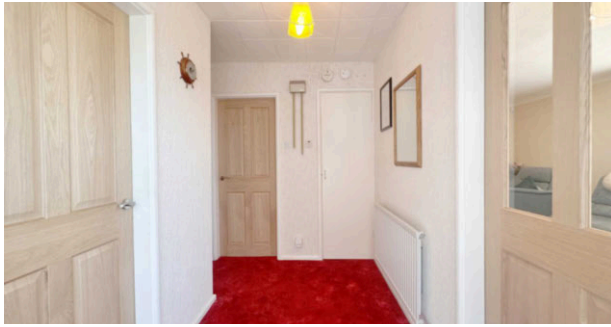
43 OAKFIELD ROAD, POYNTON

OFFERS OVER £475,000

A WELL MAINTAINED THREE BEDROOM DETACHED BUNGALOW OCCUPYING A FAVOURABLE POSITION ON THE HIGHLY SOUGHT AFTER "PARKLANDS" DEVELOPMENT. ENTRANCE PORCH, ENTRANCE HALL, SPACIOUS LOUNGE, FITTED KITCHEN/BREAKFAST ROOM, VERSATILE DINING ROOM/SITTING ROOM OR BEDROOM TWO, PRINCIPAL BEDROOM WITH FITTED WARDROBES, FURTHER BEDROOM AND SHOWER ROOM. GENEROUS PRIVATE REAR GARDEN. FRONT GARDEN, DRIVEWAY PARKING AND DETACHED GARAGE.



- *** NO ONWARD CHAIN ***
- A THREE BEDROOM DETACHED BUNGALOW LOCATED ON THE HIGHLY SOUGHT AFTER "PARKLANDS" DEVELOPMENT
- WITHIN CLOSE PROXIMITY TO POYNTON CENTRE, LOCAL SHOPS AND AMENITIES
- VERSATILE DINING ROOM/SITTING ROOM OR BEDROOM TWO
- DRIVEWAY PROVIDING AMPLE OFF ROAD PARKING & DETACHED GARAGE
- LANDSCAPED FRONT & PRIVATE REAR GARDENS



DESCRIPTION

Located on the highly sought after "Parklands" development, this three 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:- an entrance porch leading into a welcoming central hallway providing access to all rooms. The property boasts a bright and spacious lounge featuring a large picture window overlooking the front garden, flooding the room with natural light and creating an ideal reception space for both relaxing and entertaining. The kitchen/breakfast room is fitted with a range of wall and base units, offering ample storage and worktop space, together with room for a breakfast table. A rear-facing window and external door provide direct access to the driveway, garage and rear garden. There are three well-proportioned bedrooms. Bedroom one benefits from fitted wardrobes and enjoys a pleasant outlook over the rear garden. Bedroom three also features fitted storage and offers flexibility as a guest bedroom, study or hobby room. Bedroom two is currently utilised as a formal dining room and additional sitting room, providing excellent versatility and easily serving as a spacious second double bedroom if required. The accommodation is served by a modern shower room fitted with a contemporary white suite comprising a corner shower enclosure, pedestal wash hand basin and low-level WC, complemented by tiled walls and a chrome heated towel rail. Externally, the property enjoys excellent kerb appeal, being set behind a lawned front garden with mature shrubs and planting. A driveway provides off-road parking and leads to a substantial detached garage. To the rear, the garden is a particular feature of the property, being predominantly laid to lawn with well-stocked borders, mature shrubs and established planting throughout. A paved patio seating area provides the perfect space for outdoor dining and entertaining.

DIRECTIONS

SK12 1AS

TENURE

FREEHOLD

LOCAL AUTHORITY

CHESHIRE EAST COUNCIL TAX BAND D

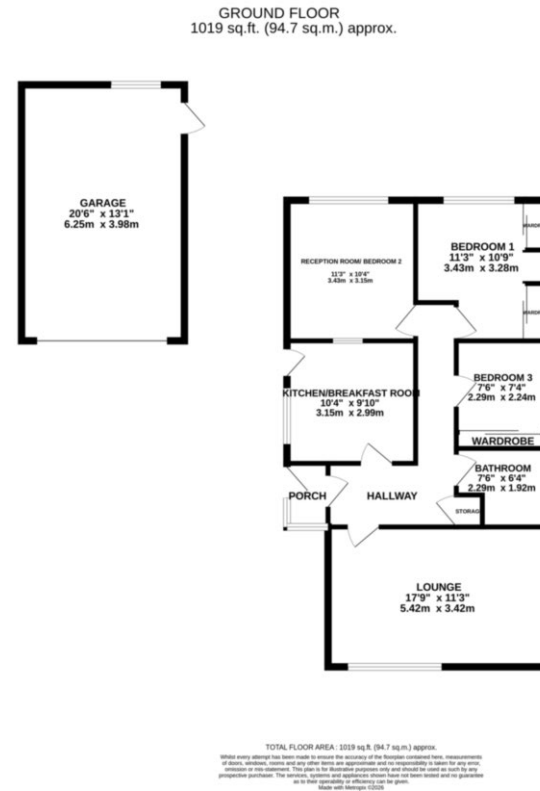
SERVICES (NOT TESTED)

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

AGENTS NOTES

It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your conveyancer will take the necessary steps and advise you as to time-frames for registration.

FLOORPLAN & EPC



NOTICE Gascoigne Halman for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Gascoigne Halman has any authority to make or give any representation or warranty whatever in relation to this property.

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