



**GASCOIGNE  
HALMAN**

35 CHARLECOTE ROAD, POYNTON

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THE AREAS LEADING ESTATE AGENT



## 35 CHARLECOTE ROAD, POYNTON

**ASKING PRICE £570,000**

AN EXTENDED FOUR BEDROOM LINK DETACHED FAMILY HOME located on a HIGHLY SOUGHT AFTER RESIDENTIAL DEVELOPMENT off TOWERS ROAD. BOOT ROOM, HALLWAY, DOWNSTAIRS WC, LOUNGE, SITTING ROOM, MODERN OPEN PLAN LIVING DINING KITCHEN, UTILITY ROOM, FOUR BEDROOMS and TWO BATHROOMS. LONG DRIVEWAY providing AMPLE OFF ROAD PARKING. LANDSCAPED GARDENS.

- AN EXTENDED FOUR BEDROOM TWO BATHROOM LINK DETACHED FAMILY HOME

- IMMACULATELY PRESENTED THROUGHOUT

- TWO RECEPTION ROOMS & OPEN PLAN LIVING DINING KITCHEN

- HIGHLY SOUGHT AFTER RESIDENTIAL DEVELOPMENT LOCATED OFF TOWERS ROAD

- LONG DRIVEWAY PROVIDING AMPLE OFF ROAD PARKING FOR SEVERAL CARS

- LANDSCAPED FRONT AND REAR GARDENS



Located on a highly regarded development off Towers Road, this detached family home has been extended and remodeled and now provides deceptively spacious accommodation. In brief the property comprises:- Boot Room with contemporary front door and Velux window allowing for plenty of natural light, there is sufficient space for a desk/study area. Hallway with open stairs leading to the first floor. The downstairs WC is fitted with a modern two piece suite. The lounge extends over 17ft, the main focal point of this room is the feature fireplace with living flame gas fire inset. The second reception room is currently used as an additional sitting room but would also be an ideal formal dining room, sliding doors access the garden. To the rear of the property is the open plan living dining kitchen which is fitted with a range of modern shaker style wall, base and drawer units with square edge granite worktops over, the integrated appliances include a double oven, and a gas hob with chimney style extractor over. The living dining area features a vaulted ceiling with Velux windows and two sets of french doors, this room has adequate space for a lounge seating area and a dining table and chairs. The utility room offers additional storage space and laundry facilities. To the first floor the master bedroom benefits from a stylish en-suite shower room, there are three further well proportioned bedrooms and the family bathroom which is partly tiled and includes a low level wc, pedestal wash basin, panelled bath with shower over and heated towel rail. Externally to the front of the property is a lawned garden and driveway which provides off road parking for several vehicles. The rear garden is fully enclosed by perimeter fencing and is predominately laid to lawn with a delightful decked seating area.

#### **DIRECTIONS**

SK12 1DJ

#### **TENURE**

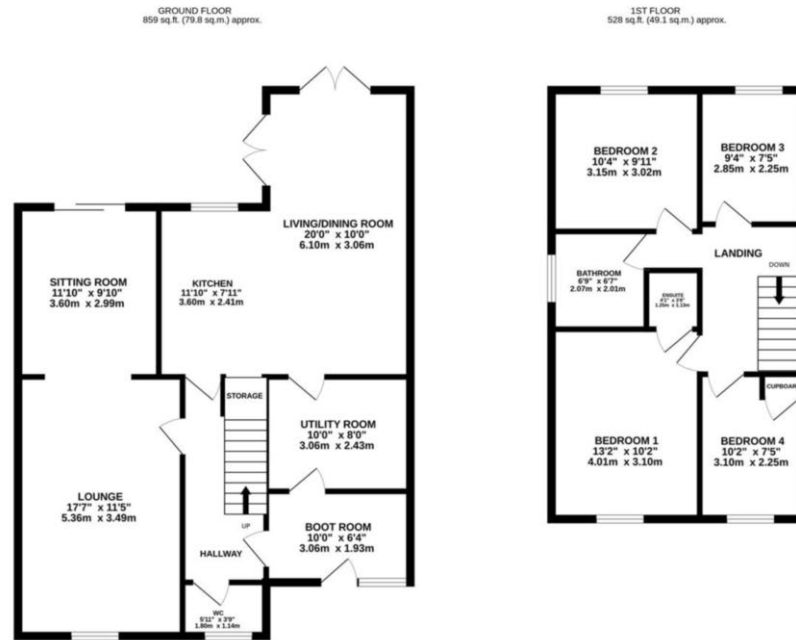
FREEHOLD

#### **LOCAL AUTHORITY**

CHESHIRE EAST COUNCIL - COUNCIL TAX BAND E

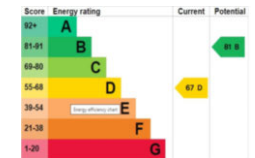
#### **SERVICES (NOT TESTED)**

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



TOTAL FLOOR AREA: 1387 sq ft (128.9 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the foregoing particulars, 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.  
 Made with Metriplex 12/2024

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## POYNTON OFFICE

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