



**GASCOIGNE
HALMAN**

5 QUEENSWAY, POYNTON

THE AREAS LEADING ESTATE AGENT



5 QUEENSWAY, POYNTON

Asking Price £550,000

**** NO ONWARD CHAIN **** AN EXTENDED CONTEMPORARY STYLED THREE DOUBLE BEDROOM DETACHED FAMILY HOME occupying a FAVOURABLE CORNER PLOT within a HIGHLY SOUGHT AFTER RESIDENTIAL AREA within a SHORT DISTANCE to LOCAL SHOPS, SCHOOLS and POYNTON VILLAGE. ENTRANCE HALL, DOWNSTAIRS WC/CLOAKS, SITTING ROOM, LOUNGE, MODERN FITTED DINING KITCHEN, MASTER BEDROOM with DRESSING AREA and EN-SUITE SHOWER ROOM, TWO FURTHER DOUBLE BEDROOMS and FAMILY BATHROOM. HERRINGBONE BLOCK PAVED DOUBLE WIDTH DRIVEWAY. INTEGRAL SINGLE GARAGE. LANDSCAPED GARDENS to THREE SIDES.

- A THREE (PREVIOUSLY FOUR) DOUBLE BEDROOM DETACHED FAMILY HOME

- MASTER BEDROOM WITH DRESSING AREA & EN-SUITE SHOWER ROOM

- CONVENIENTLY LOCATED FOR THE TRAIN STATION, LOCAL SHOPS & SCHOOLS

- OCCUPYING A CORNER PLOT POSITION WITH GARDENS TO THREE SIDES

- BLOCK PAVED HERRINGBONE DOUBLE WIDTH DRIVEWAY & INTEGRAL GARAGE



Conveniently located within a short distance from the train station, local shops and both primary and secondary schools, this detached family home has been thoughtfully remodelled and extended and now offers well balanced and spacious accommodation throughout. In brief the property comprises:- Entrance porch, entrance hall with turning staircase leading to the first floor and downstairs wc which is fitted with a two piece suite and has a useful cloaks cupboard. The sitting room offers an additional reception area but would be ideal for a home office or playroom, to the rear of the property is the lounge which has Velux windows which provide additional natural light and french doors lead to the rear patio seating area. The dining kitchen is comprehensively fitted with a range of shaker style wall, base and drawer units with roll top work surfaces and upstands over. The integrated appliances include a electric oven, four ring gas hob with chimney style extractor and dishwasher. The remainder of the room has ample space for a formal dining table and chairs. There is internal access from the kitchen to the garage. The ground floor benefits from a Patagonian hardwood floor which is fitted throughout. To the first floor the master bedroom has dual aspect windows and is fitted with a range of furniture which includes floor to ceiling wardrobes and a dressing table, the en-suite shower room (previously bedroom 4) is fully tiled and includes a walk in shower cubicle, low level wc and wall mounted vanity unit with wash basin inset. There are two further double bedrooms and a family bathroom complete with three piece suite. Externally to the front of the property is a herringbone block paved driveway which provides ample off road parking and leads to the integral single garage, the lawned gardens extend to the side. The rear garden is fully enclosed by perimeter fencing and is predominately paved for low maintenance with delightful flower bed borders which are well stocked with a variety of trees and shrubs.

DIRECTIONS

SK12 1JG

TENURE

FREEHOLD

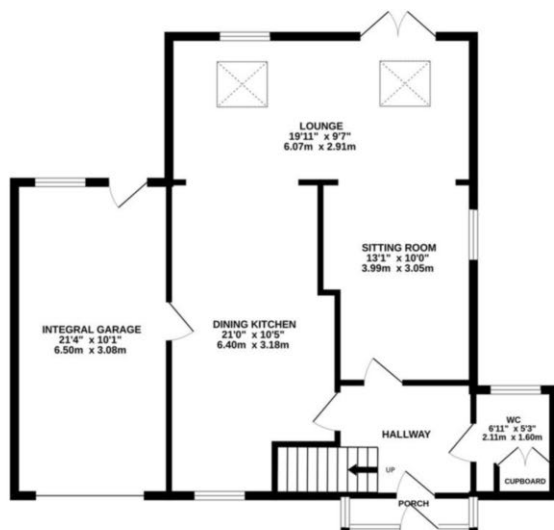
LOCAL AUTHORITY

CHESHIRE EAST COUNCIL - COUNCIL TAX BAND D

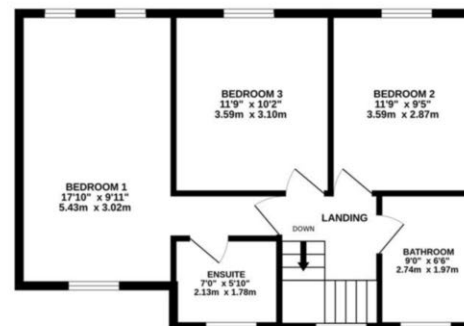
SERVICES (NOT TESTED)

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

GROUND FLOOR
860 sq.ft. (79.9 sq.m.) approx.



1ST FLOOR
588 sq.ft. (54.6 sq.m.) approx.



TOTAL FLOOR AREA: 1448 sq.ft. (134.5 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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