



**GASCOIGNE
HALMAN**

1 WIDGEON CLOSE, POYNTON

THE AREAS LEADING ESTATE AGENT



1 WIDGEON CLOSE, POYNTON

Asking Price £500,000

A SUBSTANTIALLY EXTENDED & IMMACULATELY PRESENTED FOUR BEDROOM DETACHED FAMILY HOME occupying a FAVOURABLE CORNER PLOT POSITION within a HIGHLY SOUGHT AFTER RESIDENTIAL DEVELOPMENT. ENTRANCE PORCH, ENTRANCE HALL, DOWNSTAIRS WC, LOUNGE, MODERN FITTED OPEN PLAN LIVING DINING KITCHEN, UTILITY ROOM, MASTER BEDROOM with DRESSING AREA and CONTEMPORARY EN-SUITE SHOWER ROOM, THREE further GOOD SIZED BEDROOM and MODERN FITTED FAMILY BATHROOM. DOUBLE WIDTH DRIVEWAY. STORAGE GARAGE. WEST FACING LANDSCAPED REAR GARDEN.

- A SUBSTANTIALLY EXTENDED 4 BEDROOM DETACHED FAMILY HOME

- MASTER BEDROOM WITH DRESSING ROOM AND EN-SUITE SHOWER ROOM

- MODERN OPEN PLAN LIVING DINING KITCHEN

- OCCUPYING A CORNER PLOT WITHIN A POPULAR RESIDENTIAL DEVELOPMENT

- IMMACULATELY PRESENTED THROUGHOUT

- DOUBLE WIDTH DRIVEWAY, STORAGE GARAGE & LANDSCAPED GARDENS



Conveniently located and occupying a corner plot position within a popular residential development which is a short distance to the train station, a local primary school and Poynton village, 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 open staircase leading to the first floor and downstairs wc which is fitted with a modern two piece suite. The lounge can be found at the front of the property, the main focal point of this room is the feature fireplace with living flame gas fire. The open plan living dining kitchen spans over 26ft and is comprehensively fitted with a range of modern shaker style wall, base and drawer units with oak block work surfaces and up-stands over. The integrated appliances include a double oven, ceramic electric hob with extractor over, dishwasher, fridge and freezer. The breakfast bar is ideal for informal dining, whilst the remainder of the room has adequate space for a formal dining table and chairs and a seating area, sliding doors provide views and access to the rear garden. The utility room offers additional storage and laundry facilities, and has internal access to the storage garage. To the floor is the master bedroom with dual aspect windows which allow for plenty of natural light, the dressing area leads to the stunning fully tiled en-suite shower room which is fitted with a walk in shower cubicle, low level wc and floor mounted vanity unit with wash basin inset. There are two further double bedroom both benefit from fitted wardrobes and a single bedroom. The stylish family bathroom is fully tiled and includes a panelled bath with shower over, low level wc and vanity unit with wash basin. Externally to the front of the property is a double width driveway providing ample off road parking and access to the storage garage. The West facing rear garden is fully enclosed by perimeter fencing and is predominately laid to lawn with a delightful patio seating area.

DIRECTIONS

SK12 1XL

TENURE

FREEHOLD

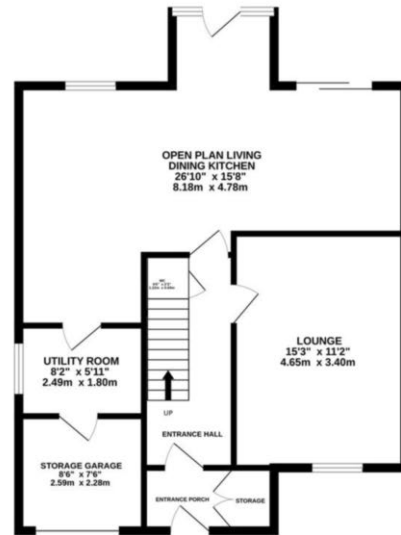
LOCAL AUTHORITY

CHESHIRE EAST COUNCIL - COUNCIL TAX BAND D

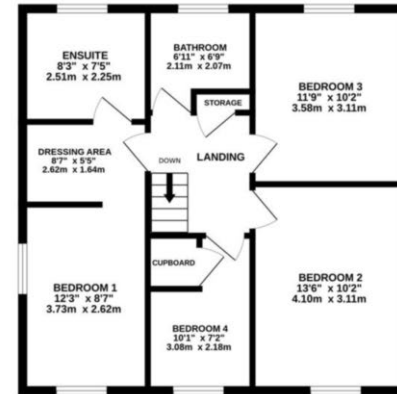
SERVICES (NOT TESTED)

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

GROUND FLOOR
728 sq.ft. (67.6 sq.m.) approx.



1ST FLOOR
627 sq.ft. (58.3 sq.m.) approx.



TOTAL FLOOR AREA : 1355 sq.ft. (125.9 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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