



**GASCOIGNE
HALMAN**

32 SHRIGLEY ROAD NORTH, POYNTON

THE AREAS LEADING ESTATE AGENT



32 SHRIGLEY ROAD NORTH, POYNTON

ASKING PRICE £485,000

A WELL PRESENTED FOUR BEDROOM BAY FRONTED SEMI DETACHED FAMILY HOME LOCATED in the HIGHLY SOUGHT AFTER LOCATION of HIGHER POYNTON and BOASTING COUNTRYSIDE VIEWS OVER NEIGHBOURING FARMLAND. ENTRANCE PORCH, ENTRANCE HALL, LOUNGE, BREAKFAST KITCHEN, UTILITY ROOM/WC, CONSERVATORY, FOUR WELL PROPORTIONED BEDROOMS and CONTEMPORARY FAMILY BATHROOM. DOUBLE WIDTH DRIVEWAY providing AMPLE OFF ROAD PARKING. WEST FACING LANDSCAPED REAR GARDEN with RAISED DECK SEATING AREA.

- A FOUR BEDROOM BAY FRONTED SEMI DETACHED FAMILY HOME
- LOCATED WITHIN THE POPULAR SEMI RURAL LOCATION OF HIGHER POYNTON
- UTILITY ROOM WITH DOWNSTAIRS WC
- STYLISH BATHROOM WITH FOUR PIECE SUITE
- WEST FACING LANDSCAPED GARDEN WITH OPEN COUNTRYSIDE VIEWS TO THE REAR
- DOUBLE WIDTH DRIVEWAY PROVIDING AMPLE OFF ROAD PARKING



Occupying an enviable position located within the popular semi rural area of Higher Poynton, which is perfect for countryside walks and the Middlewood Way yet only short drive from Poynton village. This semi-detached family home has been thoughtfully remodelled to offer spacious and well balanced accommodation throughout and in brief comprises:- Entrance porch and entrance hall with open stairs leading to the first floor. The lounge has a large walk in bay window which allows for plenty of natural light, the main focal point of this room is the feature fireplace. To the rear of the property the breakfast kitchen is comprehensively fitted with a range of high gloss wall, base and drawer units and square edge worktops over. The integrated appliances include two fridges, a dishwasher, induction hob with concealed extractor over and a Neff double oven. The kitchen opens into the conservatory which benefits from a warm roof and stunning countryside views, French doors access the raised decked seating area. The rear lobby is also accessed from the kitchen and has a useful floor to ceiling cupboard and leads to the utility room/downstairs wc which provides additional storage, laundry facilities and incorporates a low level wc. The fourth bedroom completes the ground floor accommodation. To the first floor there are two further double bedrooms and a single bedroom. The fully tiled stylish family bathroom is fitted with a modern four piece suite which includes a walk in shower, tub style bath, low level wc, wall mounted vanity unit with wash basin inset and heated towel rail. Externally to the front of the property is a double width driveway offering ample off road parking. The West facing rear garden is fully enclosed by perimeter fencing and is predominately laid to lawn, it features a raised decked seating area which spans the width of the property. The garden is well stocked with a variety of established plants, trees and shrub and has open views over neighbouring farmland.

DIRECTIONS

SK12 1TE

TENURE

FREEHOLD

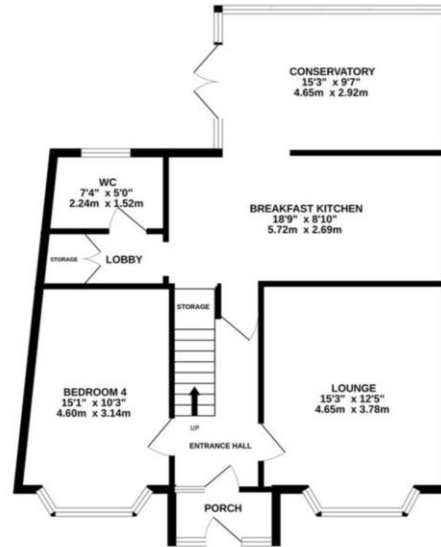
LOCAL AUTHORITY

CHESHIRE EAST COUNCIL - COUNCIL TAX BAND D

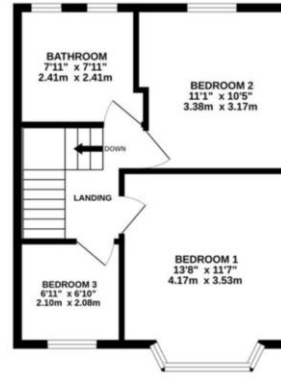
SERVICES (NOT TESTED)

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

GROUND FLOOR
808 sq.ft. (75.1 sq.m.) approx.



1ST FLOOR
422 sq.ft. (39.2 sq.m.) approx.



TOTAL FLOOR AREA: 1230 sq.ft. (114.3 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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