



**GASCOIGNE
HALMAN**

4 TOWERS ROAD, POYNTON

THE AREAS LEADING ESTATE AGENT



4 TOWERS ROAD, POYNTON

ASKING PRICE £725,000

**** NO CHAIN **** AN EXTENDED FOUR BEDROOM 1930'S DETACHED FAMILY HOME occupying an ENVIABLE POSITION on the HIGHLY SOUGHT AFTER "TOWERS ROAD" and with COUNTRYSIDE VIEWS to the FRONT ASPECT. ENTRANCE PORCH, HALL, DOWNSTAIRS WC, 23FT LOUNGE, SEPARATE DINING ROOM, DINING KITCHEN, OFFICE/FOURTH BEDROOM, THREE ADDITIONAL DOUBLE BEDROOMS, FAMILY BATHROOM and SEPARATE WC. DOUBLE WIDTH BLOCK PAVED DRIVEWAY providing AMPLE OFF ROAD PARKING. INTEGRAL SINGLE GARAGE. BEAUTIFUL LANDSCAPED SOUTH FACING REAR GARDENS.

- **** NO CHAIN ****

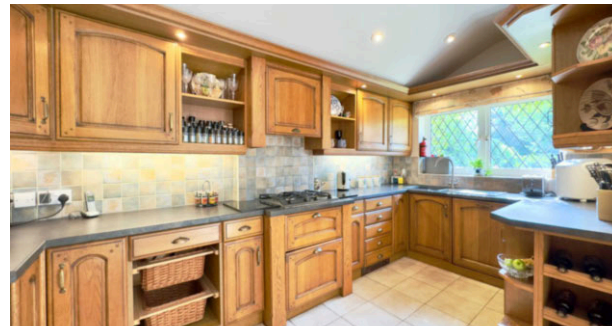
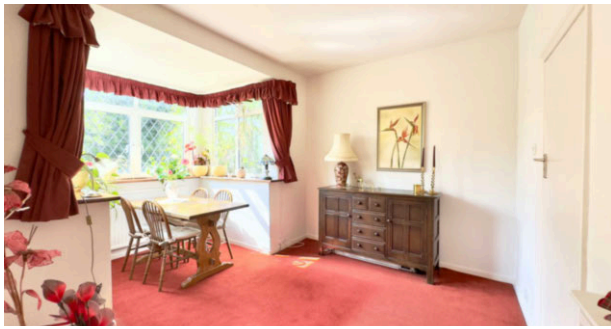
- AN EXTENDED 1930'S FOUR DOUBLE BEDROOM DETACHED FAMILY HOME

- THREE SEPARATE RECEPTION ROOMS PLUS DINING KITCHEN

- LOCATED ON THE HIGHLY SOUGHT AFTER "TOWERS ROAD"

- COUNTRYSIDE VIEWS TO THE FRONT ASPECT

- DOUBLE WIDTH DRIVEWAY, SINGLE GARAGE & LANDSCAPED SOUTH FACING GARDEN



Located on one of Poynton's most desirable roads, and boasting views across open countryside, this 1930's detached family home has been extended and remodelled and offers spacious and versatile ground floor accommodation. The property has further potential to extend subject to the necessary local authority permissions. In brief the property comprises: - Entrance porch, entrance hall with feature oak wall panelling and turning staircase leading to the first floor, and downstairs wc which is fitted with a two piece suite. The lounge extends to 23ft and triple aspect windows allow for plenty of natural light and French doors open onto the rear patio seating area, the main focal point of this room is the feature fireplace with living flame gas fire. The second reception room, previously a fourth bedroom, is currently fitted out as an office, but can easily be adapted to suit your needs. The formal dining room and kitchen have views over the rear gardens and ample space for a formal dining suite. The kitchen is comprehensively fitted with a range of wall, base and drawer units with roll top work surfaces over, the integrated appliances include a gas hob with concealed extractor over, double oven, dishwasher and fridge freezer. There is internal access to the single integral garage and a further set of French doors opening onto the patio. To the first floor the master bedroom features a large walk-in wardrobe and a range of fitted furniture which includes drawer storage and a dressing table with large mirror and pelmet lighting over, there are two further double bedrooms which are located at the front and have stunning views over open countryside and also benefit from fitted furniture. The family bathroom is fully tiled and includes a panelled bath with shower over, bidet and pedestal wash basin. There is also a separate wc. Externally to the front of the property is a lawned garden, and double width driveway which provides ample off-road parking and access to the single garage. There is a gated side access to the South facing rear gardens, which are fully enclosed by perimeter fencing and hedgerow, the gardens are predominately laid to lawn with a delightful raised Indian stone patio seating area. The garden is well stocked with an abundance of mature trees, plants, and a garden shed.

DIRECTIONS

SK12 1DA

TENURE

FREEHOLD

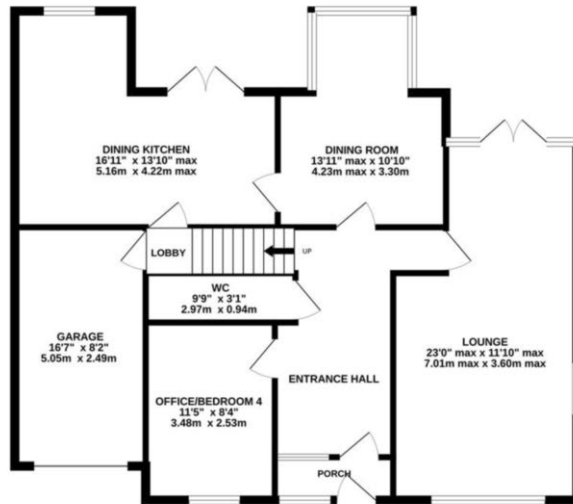
LOCAL AUTHORITY

CHESHIRE EAST COUNCIL - COUNCIL TAX BAND F

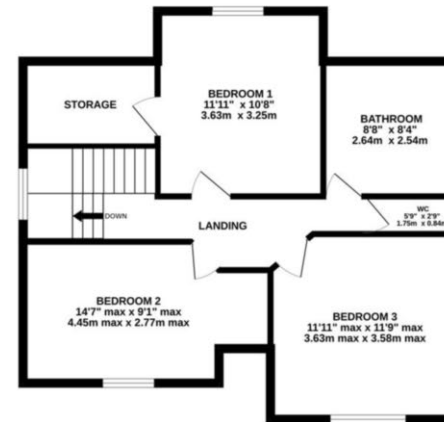
SERVICES (NOT TESTED)

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

GROUND FLOOR
975 sq.ft. (90.6 sq.m.) approx.



1ST FLOOR
636 sq.ft. (59.1 sq.m.) approx.



TOTAL FLOOR AREA: 1612 sq.ft. (149.7 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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POYNTON OFFICE

01625 859888

poynton@gascoignehalman.co.uk

3 Fountain Place, Poynton, SK12 1QX

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