



**GASCOIGNE  
HALMAN**

3 HAZELBADGE ROAD, POYNTON

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THE AREAS LEADING ESTATE AGENT



## 3 HAZELBADGE ROAD, POYNTON

### ASKING PRICE £800,000

AN EXTENDED 1930'S DETACHED FAMILY HOME OCCUPYING A ENVIABLE CORNER PLOT POSITION in a HIGHLY SOUGHT AFTER RESIDENTIAL AREA within WALKING DISTANCE of POYNTON VILLAGE and the TRAIN STATION. COVERED PORCH, ENTRANCE HALL, DOWNSTAIRS WC, 31FT LOUNGE/DINING ROOM, SITTING ROOM, MODERN FITTED DINING KITCHEN, FIVE BEDROOMS, SHOWER ROOM and BEAUTIFULLY APPOINTED FAMILY BATHROOM. DOUBLE WIDTH GRAVEL DRIVEWAY. INTEGRAL SINGLE GARAGE. MATURE LANDSCAPED GARDENS to THREE SIDES.

- \*\* NO CHAIN \*\*

- AN EXTENDED 1930'S DETACHED FAMILY HOME

- FIVE BEDROOMS & TWO BATHROOMS

- LOCATED WITHIN WALKING DISTANCE TO POYNTON VILLAGE & THE TRAIN STATION

- CORNER PLOT WITH GARDENS TO THREE SIDES

- DOUBLE WIDTH DRIVEWAY & INTEGRAL SINGLE GARAGE



Conveniently located within a few minutes walk to the village, train station and a local primary school, this 1930's detached family home occupies a favourable corner plot position. The property has been thoughtfully extended and offers spacious and well balanced accommodation throughout which in brief comprises:- Covered porch, entrance hall with open staircase leading to the first floor and useful cloaks storage cupboard and downstairs wc which is fitted with a concealed cistern wc and vanity unit with wash basin inset. The lounge/dining room extends over 31ft, the triple aspect windows allow plenty of natural light and french doors lead to the rear garden. The second reception room is currently used as an additional sitting room, however would also be a perfect playroom or home office. The dining kitchen is comprehensively fitted with a modern range of wall, base and drawer units these are complemented by quartz worktops over, the integrated appliances include a Neff combination microwave oven, oven, warming drawer, fridge, dishwasher and induction hob, with Gorenje extractor over. The remainder of the room has ample space for a formal dining table and chairs. The integral single garage is accessed internally from the hallway. To the first floor there are four double bedrooms and a single bedroom. The stunning family bathroom is fully tiled and includes a walk in shower with overhead and hand held shower, concealed cistern wc, bath, wall hung vanity unit with wash basin inset and chrome heated towel rail. Externally to the front of the property is a double width gravel driveway which leads to the single garage. The lawned front garden extends to the side of the property and leads to the west facing rear garden, which is fully enclosed by perimeter fencing and is predominately laid to lawn with a delightful patio seating area, the garden is well stocked with an abundance of established trees, plants and shrubs.

#### **DIRECTIONS**

SK12 1HE

#### **TENURE**

FREEHOLD

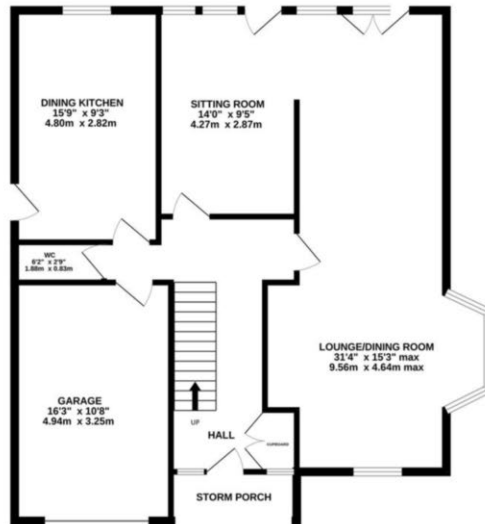
#### **LOCAL AUTHORITY**

CHESHIRE EAST COUNCIL - COUNCIL TAX BAND F

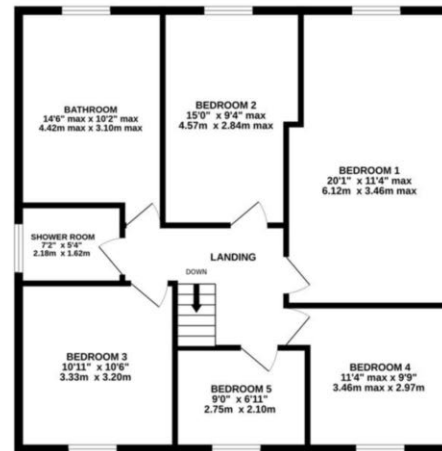
#### **SERVICES (NOT TESTED)**

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

GROUND FLOOR  
1006 sq.ft. (93.4 sq.m.) approx.



1ST FLOOR  
881 sq.ft. (81.8 sq.m.) approx.



TOTAL FLOOR AREA: 1887 sq.ft. (175.3 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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## POYNTON OFFICE

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