



**GASCOIGNE  
HALMAN**

9 WARREN LEA, POYNTON

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THE AREAS LEADING ESTATE AGENT





## 9 WARREN LEA, POYNTON

**ASKING PRICE £1,150,000 - EPC RATING E**

A IMMACULATELY PRESENTED DETACHED FAMILY HOME OCCUPYING a ENVIABLE CUL-DE-SAC LOCATION within WALKING DISTANCE TO POYNTON POOL and THE VILLAGE. ENTRANCE HALL, 24FT LOUNGE, STUNNING DINING KITCHEN, UTILITY ROOM, MASTER BEDROOM and GUEST BEDROOM with EN-SUITE SHOWER ROOMS, THREE FURTHER DOUBLE BEDROOMS and FAMILY BATHROOM with CONTEMPORARY SUITE. LARGE LANDSCAPED GARDENS with OUTDOOR KITCHEN. SECURE GATED GRANITE DRIVEWAY.

- \*\* NO CHAIN \*\*

- LOCATED AT THE HEAD OF A CUL-DE-SAC CLOSE TO POYNTON POOL

- AN EXTENDED 5 DOUBLE BEDROOM DETACHED FAMILY HOME

- TWO EN-SUITE SHOWER ROOMS PLUS FAMILY BATHROOM

- STUNNING LANDSCAPED GARDENS WITH OUTDOOR KITCHEN

- GRANITE DRIVEWAY WITH SECURE ELECTRIC GATES



Positioned at the head of a small cul-de-sac within a highly sought after residential location, which is a few minutes walk from Poynton pool and the village, this detached family home has recently been remodelled and refurbished by the current vendors and now offers over 2200 sq ft of immaculately presented accommodation. In brief the property comprises:- Oak framed porch, entrance hall with feature vaulted ceiling and recessed lighting, formal lounge which extends over 24ft and features a contemporary log burning stove and bi-folding doors which access the gardens. The dining kitchen is comprehensively fitted with an extensive range of shaker style handpainted wall, base and drawer units with quartz worktops over. An island unit offers further storage and houses a Belfast sink, the remainder of the room has ample space for a formal dining table and chairs, and bi-folding doors provide views over the gardens. There is also a useful pantry cupboard providing additional storage. The utility room offers ample laundry facilities. The guest bedroom benefits from a stylish en-suite shower room which is fitted with a double shower cubicle, low level wc and a his and hers wall hung vanity unit with wash basins inset. There are three further double bedrooms and family bathroom which is fully tiled and features a walk in shower, low level wc and floor mounted vanity unit with countertop wash basin this completes the downstairs accommodation. To the first floor the impressive master bedroom has french doors which provides views over the gardens, the en-suite bathroom includes a freestanding claw foot bath, low level wc and oak floating shelf with countertop wash basin. Externally the property is accessed by a secure sliding electric gate which leads onto the granite driveway which offers ample off road parking, there is also a lawned garden area with raised flowerbeds. The rear garden is fully enclosed by perimeter fencing and hedgerow, the garden is predominately laid to lawn with delightful patio seating areas, other features within the garden are the outdoor kitchen includes a pizza oven, bbq and sink and timber gazebo.

#### **DIRECTIONS**

SK12 1BP

#### **TENURE**

FREEHOLD

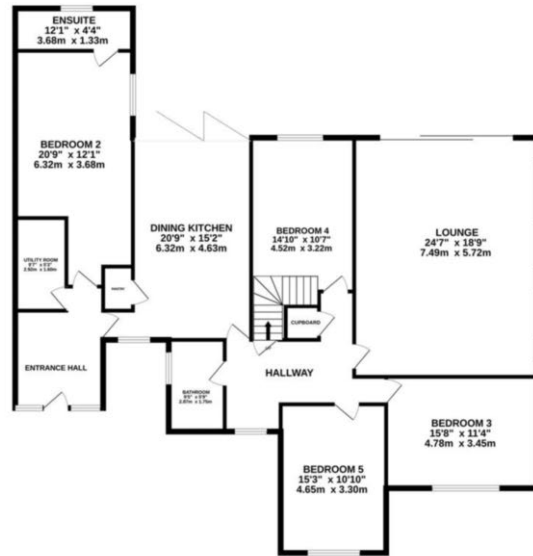
#### **LOCAL AUTHORITY**

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  
1915 sq.ft. (177.9 sq.m.) approx.



1ST FLOOR  
383 sq.ft. (35.6 sq.m.) approx.



TOTAL FLOOR AREA : 2299 sq.ft. (213.6 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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