



**GASCOIGNE
HALMAN**

20 CHESTER ROAD, POYNTON

THE AREAS LEADING ESTATE AGENT



20 CHESTER ROAD, POYNTON

Asking Price £800,000

AN EXTENDED FOUR BEDROOM 1930'S DETACHED FAMILY HOME CENTRALLY LOCATED WITHIN A FEW MINUTES WALK OF POYNTON VILLAGE. IMMACULATEDLY PRESENTED THROUGHOUT. ENTRANCE HALL, LOUNGE, SNUG, STUNNING OPEN PLAN LIVING DINING KITCHEN, UTILITY ROOM, MASTER BEDROOM WITH EN-SUITE SHOWER ROOM, THREE FURTHER BEDROOMS AND FAMILY BATHROOM WITH FOUR PIECE SUITE. HERRINGBONE BLOCK PAVED DRIVEWAY. INTEGRAL STORAGE GARAGE. LARGE LANDSCAPED REAR GARDEN WITH OUTBUILDING.

- AN EXTENDED 1930'S FOUR BEDROOM DETACHED FAMILY HOME

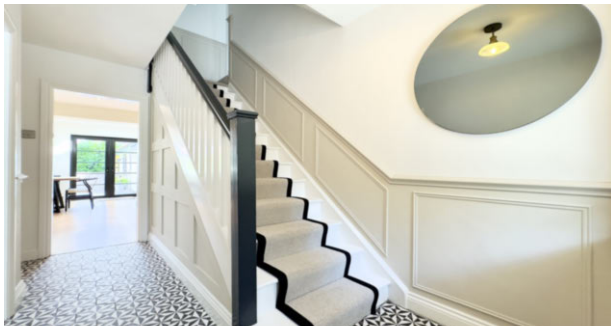
- CENTRALLY LOCATED WITHIN A FEW MINUTES WALK TO POYNTON VILLAGE

- IMMACULATEDLY PRESENTED TO SHOWHOME STANDARD THROUGHOUT

- TWO SEPARATE RECEPTION ROOMS & CONTEMPORARY OPEN PLAN LIVING DINING KITCHEN

- BEAUTIFULLY LANDSCAPED LARGE REAR GARDEN WITH A 20FT OUTBUILDING

- DRIVEWAY PROVIDING AMPLE OFF ROAD PARKING & INTEGRAL STORAGE GARAGE



Occupying an enviable position being only a few minutes walk into Poynton village, this 1930's period detached family home has been thoughtfully extended to provide spacious and well balanced accommodation. The property is presented to the highest of standards and in brief comprises:- Entrance hall with open staircase leading to the first floor and Victorian style tiled flooring, 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 with wood burning stove and solid oak mantel beam over. To the rear of the property is the extended open plan living dining kitchen which is comprehensively fitted with an extensive range of shaker style wall, base and drawer units with quartz worktops over. The central island unit provides additional storage and ideal area for informal dining. The remainder of the room has ample space for a formal dining table and chairs and a seating area. Two sets of french doors access the rear decked seating area. The second reception is currently used as a snug but would also be perfect as a children's playroom. The utility room is fitted with wall and base units with work surfaces over, it has recess space for a washing machine and tumble drier. A downstairs wc with two piece suite completes the ground floor accommodation. To the first floor the master bedroom overlooks the rear gardens and benefits from an ensuite shower room with double shower cubicle, low level wc and floor standing vanity unit with wash basin inset. There are two further double bedrooms, bedroom three is currently used as a dressing room and is fitted with a comprehensive range of shaker style floor to ceiling wardrobes. The fourth bedroom is a single bedroom. The contemporary family bathroom includes a freestanding tub bath with wall mounted mixer tap, low level wc, double shower cubicle and floor standing vanity unit with wash basin inset. Externally to the front of the property is a walled herringbone block paved driveway which provides off road parking for several vehicles and access to the integral storage garage. The large landscaped rear garden is fully enclosed by perimeter fencing and is predominately laid to lawn with a delightful raised composite decked seating area. The single detached garage has been converted into a 20ft outbuilding which would be ideal as a home gym, home office or garden building, it features a pergola covered decked area which is perfect for a hot tub.

DIRECTIONS

SK12 1EU

TENURE

FREEHOLD

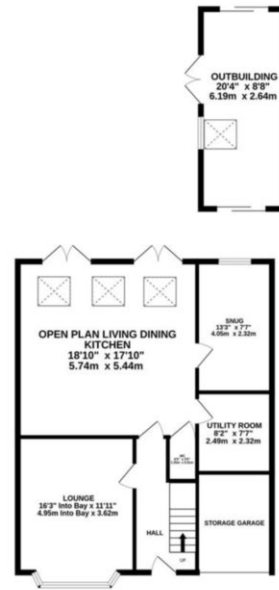
LOCAL AUTHORITY

CHESHIRE EAST COUNCIL - COUNCIL TAX BAND E

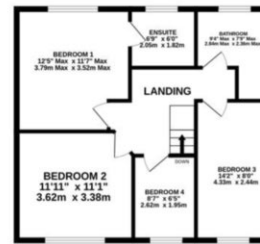
SERVICES (NOT TESTED)

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

GROUND FLOOR
1004 sq.ft. (93.3 sq.m.) approx.



1ST FLOOR
609 sq.ft. (56.5 sq.m.) approx.



TOTAL FLOOR AREA: 1612 sq.ft. (149.8 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of floors, windows, doors 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 vendor is not responsible for accuracy of drawings and does not guarantee, as to their suitability or accuracy, other than as stated.

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POYNTON OFFICE

01625 859888

poynton@gascoignehalman.co.uk
3 Fountain Place, Poynton, SK12 1QX

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