



**GASCOIGNE
HALMAN**

179, CHESTER ROAD, POYNTON

THE AREAS LEADING ESTATE AGENT



179, CHESTER ROAD, POYNTON

Asking Price £575,000

AN EXTENDED WELL PRESENTED FOUR BEDROOM 1920'S SEMI DETACHED FAMILY HOME occupying an ENVIABLE PLOT within a SOUGHT AFTER and CONVENIENT location. ENTRANCE PORCH, ENTRANCE HALL, LOUNGE, CONSERVATORY, SEPARATE DINING ROOM, DINING KITCHEN, REAR HALLWAY, MASTER BEDROOM with EN-SUITE SHOWER ROOM, THREE FURTHER WELL PROPORTIONED BEDROOMS and REFITTED MODERN FAMILY BATHROOM. BLOCK PAVED DRIVEWAY PROVIDING AMPLE OFF ROAD PARKING. SINGLE INTEGRAL GARAGE. LARGE SOUTH FACING LANDSCAPED REAR GARDEN.

- A SUBSTANTIALLY EXTENDED FOUR BEDROOM 1920'S SEMI DETACHED FAMILY HOME

- TWO SEPARATE RECEPTION ROOMS, DINING KITCHEN & CONSERVATORY

- MASTER BEDROOM WITH EN-SUITE SHOWER ROOM

- STUNNING CONTEMPORARY STYLED FAMILY BATHROOM

- LARGE SOUTH FACING LANDSCAPED REAR GARDEN

- BLOCK PAVED DRIVEWAY PROVIDING AMPLE OFF ROAD PARKING. INTEGRAL SINGLE GARAGE.



Occupying a large plot, and conveniently placed for both Poynton and Bramhall villages, the train station and also the A555, this 1920's semi detached property has been extended to provide over 1700 sq ft of well presented accommodation. In brief the property comprises:- Entrance porch, entrance hall with stairs leading to the first floor and useful storage cupboard which is currently used as utility room and provides additional storage. The lounge extends over 16ft and features a "hole in the wall" living flame gas fire, french doors lead into a conservatory which offers an additional reception room. The extended dining room overlooks the rear gardens and has ample space for a formal dining suite and also a seating area. The dining kitchen is comprehensively fitted with an extensive range of wall, base, drawer and display units these are complemented by roll top work surfaces over. The integrated appliances include a Neff double oven, five ring gas hob with chimney style extractor hood over and a dishwasher. A door leads to the rear hallway which has access to the rear garden and also the integral garage. To the first floor the master bedroom benefits from a range of fitted furniture which includes floor to ceiling wardrobes, drawer units and a dressing table, the fully tiled en-suite has a shower cubicle, low level wc, bidet and vanity unit with wash basin inset. The second bedroom also features fitted floor to ceiling wardrobes, whilst the third bedroom is a double bedroom and the fourth is a good sized single. The stunning family bathroom has been refitted with a contemporary suite, bath with both handheld and overhead shower, floor mounted shaker style vanity unit with wash basin inset and heated towel rail. There is a separate wc with wall mounted wash basin and low level wc. Externally to the front of the property is a block paved driveway which provides ample off road parking for several vehicles and access to the single garage. The large South facing rear garden is fully enclosed by perimeter fencing and is predominately laid to lawn with patio seating area, the garden is well stocked with an abundance of established plants, trees and shrubs.

DIRECTIONS

SK12 1DS

TENURE

FREEHOLD

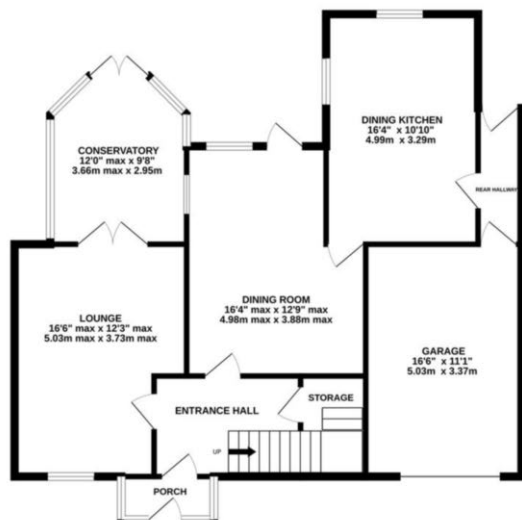
LOCAL AUTHORITY

CHESHIRE EAST COUNCIL - COUNCIL TAX BAND D

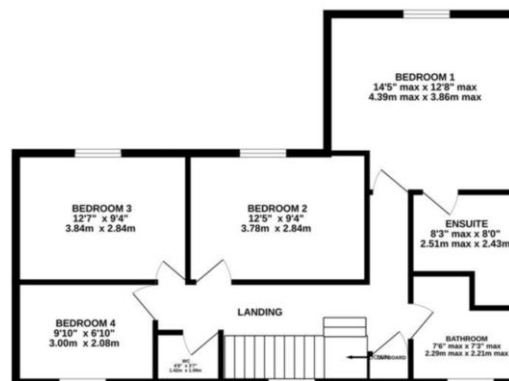
SERVICES (NOT TESTED)

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

GROUND FLOOR
999 sq.ft. (92.8 sq.m.) approx.



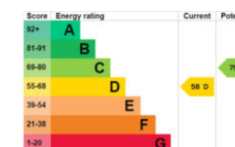
1ST FLOOR
725 sq.ft. (67.3 sq.m.) approx.



TOTAL FLOOR AREA: 1724 sq.ft. (160.2 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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