



**GASCOIGNE  
HALMAN**

28A LOSTOCK HALL ROAD, POYNTON

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THE AREAS LEADING ESTATE AGENT





## 28A LOSTOCK HALL ROAD, POYNTON

**Asking Price £1,400,000**

AN IMMACULATELY PRESENTED FOUR DOUBLE BEDROOM DETACHED FAMILY HOME occupying a PRIVATE POSITION within a HIGHLY SOUGHT AFTER RESIDENTIAL LOCATION. HIGH SPECIFICATION FINISH THROUGHOUT. ENTRANCE HALL, DOWNSTAIRS WC, LOUNGE, DINING ROOM, SITTING ROOM, STUDY, BESPOKE DINING KITCHEN, UTILITY ROOM, MASTER BEDROOM with EN-SUITE BATHROOM, GUEST BEDROOM with EN-SUITE SHOWER ROOM, TWO FURTHER DOUBLE BEDROOMS and CONTEMPORARY SHOWER ROOM. BLOCK PAVED DRIVEWAY providing AMPLE OFF ROAD PARKING. DOUBLE GARAGE. BEAUTIFUL ESTABLISHED LANDSCAPED GARDENS.

- A SUBSTANTIAL INDIVIDUALLY DESIGNED DETACHED FAMILY HOME

- LOCATED WITHIN A HIGHLY SOUGHT AFTER ESTABLISHED RESIDENTIAL AREA

- FOUR SEPARATE RECEPTION ROOMS & STUNNING DINING KITCHEN

- FOUR DOUBLE BEDROOMS & THREE BATHROOMS

- OVER 2700 SQ FT OF IMMACULATELY PRESENTED ACCOMMODATION

- DRIVEWAY, DOUBLE GARAGE & MATURE LANDSCAPED GARDENS TO THREE SIDES





Located on one of Poynton's most highly regarded roads, which is conveniently placed for the village, train station and the A555, 28A Lostock Hall Road was constructed in 1998, this substantial detached family home is accessed via a private driveway and boasts an enviable private plot with established gardens to three sides. The accommodation spans over 2700 sq ft and is presented to showhome standards and in brief comprises:- Entrance hall with exposed feature brick walls, steps down to the reception rooms and an open staircase leading to the first floor, downstairs wc with concealed cistern wc, floor standing shaker style vanity unit with granite top and wash basin inset and traditional column radiator with heated towel rail. The master bedroom is comprehensively fitted with a range of fitted furniture which includes "His and Hers" wardrobes, and a window seat with storage below. A sliding door leads to the fully tiled en-suite bathroom which includes a free standing bath, concealed cistern wc, floating oak shelf with countertop wash basin, and heated towel rail. The lounge can be found at the rear of the property and the dual aspect windows allow plenty of natural light, French doors lead to the rear patio seating area, the main focal point of the room is feature brick fireplace with living flame gas fire. The separate dining room is perfect for formal dining and has views over the gardens. The 28ft dining kitchen is comprehensively fitted with hand painted wall, base and drawer units these are complemented by granite worktops and upstands. The integrated appliances include a fridge, freezer, wine cooler, microwave and dishwasher. There is recess space for a range style cooker with concealed extractor hood over. French doors provide access to the rear garden and internal doors access to the garage and the fourth reception room which is used currently as a sitting room. To the first floor the second bedroom benefits from a built in wardrobe and a fully tiled modern en-suite shower room complete with double walk-in shower, concealed cistern wc, oak floating shelf with countertop wash basin and heated towel rail, the third bedroom also benefits from a built in wardrobe, and bedroom four is another double bedroom. The family shower room is fully tiled and includes a double walk in shower, concealed cistern wc, wall hung vanity unit with countertop sink. Externally to the front of the property is the block paved driveway which provides ample off road parking and leads to the double garage. There are gardens to three sides which are enclosed by perimeter hedgerow, the gardens are predominately laid to lawn with Porcelain stone patio seating areas, the gardens are well stocked with an abundance of mature trees, plants and shrubs which includes a stream to the rear.

#### **DIRECTIONS**

SK12 1DP

#### **TENURE**

FREEHOLD

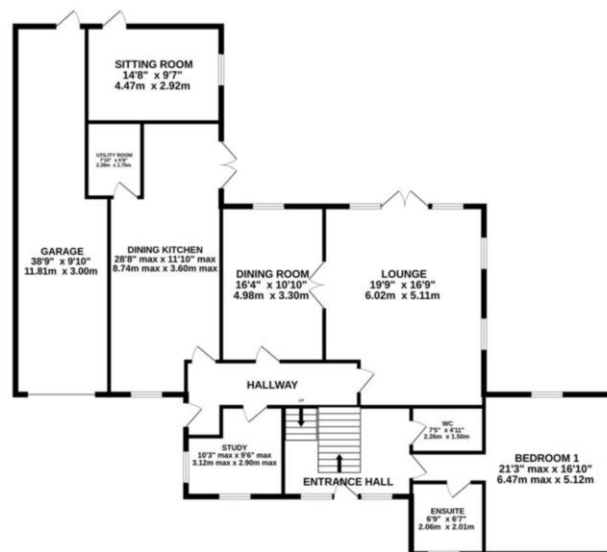
#### **LOCAL AUTHORITY**

CHESHIRE EAST COUNCIL TAX BAND G

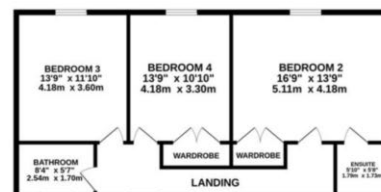
#### **SERVICES**

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

GROUND FLOOR  
1999 sq.ft. (185.7 sq.m.) approx.



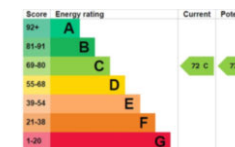
1ST FLOOR  
765 sq.ft. (71.1 sq.m.) approx.



TOTAL FLOOR AREA : 2764 sq.ft. (256.8 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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