



**GASCOIGNE  
HALMAN**

9 POOL HOUSE ROAD, POYNTON

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THE AREAS LEADING ESTATE AGENT





## 9 POOL HOUSE ROAD, POYNTON

### OFFERS OVER £525,000

A SUBSTANTIALLY and THOUGHTFULLY EXTENDED FOUR BEDROOM BAY FRONTED SEMI DETACHED PROPERTY occupying a FAVOURABLE LOCATION within HIGHER POYNTON. IMMACULATLY PRESENTED ACCOMMODATION OVER THREE FLOORS. ENTRANCE HALL, DOWNSTAIRS WC, LOUNGE, STUNNING OPEN PLAN LIVING DINING KITCHEN, UTILITY ROOM, FOUR BEDROOMS and CONTEMPORARY FAMILY BATHROOM. DOUBLE WIDTH BLOCK PAVED DRIVEWAY providing AMPLE OFF ROAD PARKING. FULLY ENCLOSED LANDSCAPED REAR GARDEN.



- A SUBSTANTIALLY EXTENDED FOUR BEDROOM 1930'S SEMI DETACHED FAMILY HOME
- IMMACULATLY PRESENTED ACCOMMODATION OVER THREE FLOORS
- STUNNING OPEN PLAN LIVING DINING KITCHEN
- DOWNSTAIRS WC & UTILITY ROOM
- LOCATED IN THE HIGHLY SOUGHT AFTER SEMI RURAL AREA OF HIGHER POYNTON
- DOUBLE WIDTH BLOCK PAVED DRIVEWAY & BEAUTIFUL LANDSCAPED REAR GARDEN



Located within the highly sought after semi-rural location of Higher Poynton and within close proximity of Middlewood Way, Middlewood Train station and the canal whilst only a short drive from Poynton Village this period semi-detached home is conveniently placed for all of Poynton's amenities. The property has been substantially extended and remodelled and now offers spacious and immaculately presented accommodation over three floors which in brief comprises: - Entrance Hall with stairs leading to the first floor and downstairs wc with modern two-piece suite. To the front of the property is the lounge, the main focal point of this room is the fireplace with feature cast iron multi fuel burner, inset tiling and granite hearth, the walk-in bay window allows for plenty of natural light. The extended open plan living dining kitchen spans the width of the property and is fitted with white high gloss handle-less wall, base and drawer units with quartz worktops over. The integrated appliances include an oven, induction hob, microwave oven, fridge/freezer, dishwasher and wine fridge. The remainder of the room has adequate space for formal dining table and chairs and a lounge seating area. The bi-folding doors provide access and views to the rear garden. A separate utility room provides additional storage and laundry facilities. To the first floor there are three bedrooms, one of which has a range of floor to ceiling fitted wardrobes. The fully tiled bathroom is fitted with a modern three pieces suite complete with low level wc, vanity unit with wash basin inset and panelled bath with shower over. To the second floor the loft has been converted to a stunning master bedroom, three Velux skylights provide plenty of light. To the front of the property is a block paved driveway providing ample off-road parking and an electric car charging point. The rear garden is fully enclosed by perimeter fencing and is predominantly landscaped with artificial lawn and a delightful composite seating area, there is also a further paved seating area at the rear of the garden.

#### **DIRECTIONS**

SK12 1TY

#### **TENURE**

FREEHOLD

#### **LOCAL AUTHORITY**

CHESHIRE EAST COUNCIL TAX BAND E

#### **SERVICES**

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





TOTAL FLOOR AREA: 1314 sq.ft. (122.1 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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