



**GASCOIGNE
HALMAN**

25 OAK GROVE, POYNTON

THE AREAS LEADING ESTATE AGENT



25 OAK GROVE, POYNTON

ASKING PRICE £600,000

AN EXTENDED AND IMMACULATELY PRESENTED FOUR BEDROOM SEMI DETACHED FAMILY HOME located in a HIGHLY SOUGHT AFTER RESIDENTIAL AREA within a FEW MINUTES walk of POYNTON VILLAGE and the TRAIN STATION. ENTRANCE PORCH, ENTRANCE HALL, DOWNSTAIRS WC, LOUNGE, DINING ROOM, MODERN OPEN PLAN LIVING DINING KITCHEN, UTILITY ROOM, MASTER BEDROOM with STUNNING EN-SUITE SHOWER ROOM, THREE FURTHER DOUBLE BEDROOMS and FAMILY BATHROOM. DOUBLE WIDTH DRIVEWAY providing AMPLE OFF ROAD PARKING. LANDSCAPED REAR GARDEN.

- AN EXTENDED FOUR BEDROOM, TWO BATHROOM SEMI DETACHED FAMILY HOME
- PRESENTED TO SHOW HOME STANDARD THROUGHOUT
- STUNNING OPEN PLAN LIVING DINING KITCHEN
- DOWNSTAIRS WC & UTILITY ROOM
- CONVENIENTLY LOCATED WITHIN WALKING DISTANCE TO POYNTON VILLAGE AND THE TRAIN STATION
- DOUBLE WIDTH DRIVEWAY & LANDSCAPED REAR GARDEN



Occupying a favourable position within a popular residential location which is conveniently placed for Poynton village, the train station and a local primary school, this semi-detached family home has been thoughtfully extended and now offers spacious well-balanced accommodation throughout. The property is presented to the highest of standards and in brief comprises: - Entrance porch, entrance hall with open stairs leading to the first floor and herringbone flooring. The downstairs wc is fitted with a modern two-piece suite. To the front of the property is the lounge, the walk-in bay window which allows for plenty of natural light, this room leads into the formal dining room which has views over the rear gardens. The open plan living dining kitchen is warmed by underfloor heating and spans the length of the house and is comprehensively fitted with a range of modern wall, base and drawer units these are complemented by quartz worktops. The integrated appliances include an induction hob with chimney style extractor over, two ovens, 2 integrated fridge/freezers and a dishwasher. The island unit provides additional storage and is ideal for informal dining. The remainder of the room has space for a dining table and chairs and a seating area. Sliding doors give access and views of the rear garden. The utility room provides laundry facilities and additional storage space. To the first floor the master bedroom features a beautifully appointed en-suite shower room complete with double walk-in shower, with overhead and handheld shower, concealed cistern wc and wall hung vanity unit with inset wash basin, there are three further double bedrooms. The partially tiled family bathroom includes a panelled bath with shower over, concealed cistern wc, and floor mounted vanity unit with inset wash basin. To the front of the property is a walled double width tarmac driveway providing ample off-road parking. The rear garden is fully enclosed by perimeter walling, fencing and established hedgerow and is predominately laid to lawn with a delightful Indian stone patio seating area, raised sleeper beds house a variety of plants and shrubs.

DIRECTIONS

SK12 1AD

TENURE

FREEHOLD

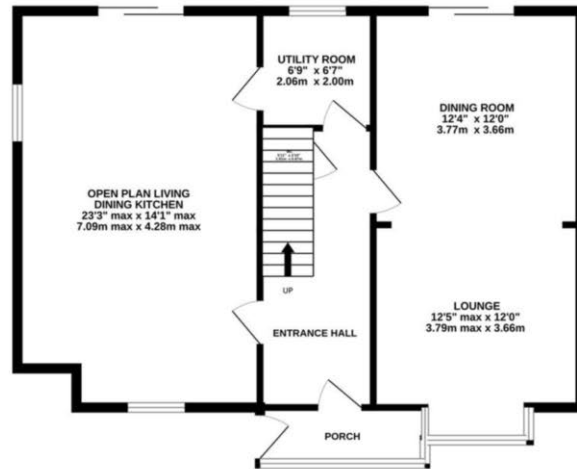
LOCAL AUTHORITY

CHESHIRE EAST COUNCIL TAX BAND D

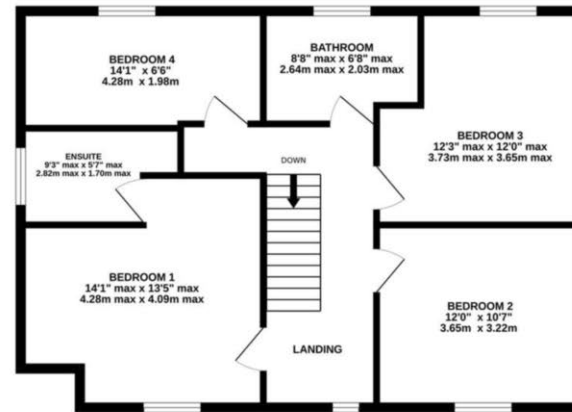
SERVICES

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

GROUND FLOOR
781 sq.ft. (72.6 sq.m.) approx.



1ST FLOOR
739 sq.ft. (68.7 sq.m.) approx.



TOTAL FLOOR AREA : 1520 sq.ft. (141.2 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.
Made with Metropix ©2025

NOTICE Gascoigne Halman for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Gascoigne Halman has any authority to make or give any representation or warranty whatever in relation to this property.



POYNTON OFFICE

01625 859888

poynton@gascoignehalman.co.uk

3 Fountain Place, Poynton. SK12 1QX

**GASCOIGNE
HALMAN**