



**GASCOIGNE
HALMAN**

LAPWINGS, WOOD LANE SOUTH, ADLINGTON

THE AREAS LEADING ESTATE AGENT



LAPWINGS, WOOD LANE SOUTH, ADLINGTON

Asking Price £750,000

**** NO CHAIN **** A SPACIOUS DETACHED HOME occupying an ENVIABLE ELEVATED PLOT within the SEMI RURAL VILLAGE of ADLINGTON. ENTRANCE HALL, LOUNGE with FEATURE FIREPLACE, STUNNING BREAKFAST KITCHEN, SUN ROOM, MASTER BEDROOM with DRESSING ROOM and EN-SUITE SHOWER ROOM, TWO FURTHER BEDROOMS with EN-SUITE SHOWER ROOMS and BEDROOM FOUR. FAMILY BATHROOM with MODERN FITTED SUITE. DRIVEWAY providing AMPLE OFF ROAD PARKING and STUNNING ESTABLISHED LANDSCAPED GARDENS.

- **** NO ONWARD CHAIN ****

- A DECEPTIVELY SPACIOUS DETACHED HOME

- FOUR BEDROOMS & FOUR BATHROOMS

- RECENTLY REFURBISHED KITCHEN AND BATHROOMS

- SOUGHT AFTER SEMI RURAL LOCATION OF ADLINGTON CLOSE TO MIDDLEWOOD WAY AND THE CANAL.

- STUNNING LANDSCAPED GARDENS & DRIVEWAY





Located in the highly sought after semi rural village of Adlington and only a short distance from Poynton village, Middlewood Way and the canal, this deceptively spacious detached home is set within beautiful sunny established gardens. In brief the accommodation comprises:- Entrance porch, entrance hall with wood flooring, lounge with feature fireplace and triple aspect windows allowing for plenty of natural light. The recently refurbished breakfast kitchen is fitted with an extensive range of shaker style wall, base, drawer and display units including a range cooker and induction hob, these are complemented by granite work surfaces over, the remainder of the room has space for a breakfast table and chairs. The sun room is currently used as a formal dining room and benefits from a warm roof and french doors which access the rear gardens. The main family bathroom has recently been refitted with a modern white three piece suite which features a panelled bath, low level wc and wall hung vanity unit with countertop wash basin. Overlooking the rear gardens the master suite boasts a dressing room, complete with a range of floor to ceiling wardrobes and a modern en-suite shower room. It also benefits from an air conditioning unit which heat up as well as cool down. The second bedroom also benefits from an en-suite shower room, and the third bedroom is another double bedroom. A utility room offers additional storage and ample laundry facilities. The loft has been converted to provide a further double bedroom and en-suite shower room, this bedroom has views over the rear garden. There is also two large loft areas offering ample storage. Externally to the front of the property is a lawned garden and driveway. The rear garden is fully enclosed by perimeter fencing and is predominately laid to lawn with delightful seating areas, the garden is well stocked with an abundance of established plants, trees and shrubs and has a large garden shed.

DIRECTIONS

SK12 4PJ

TENURE

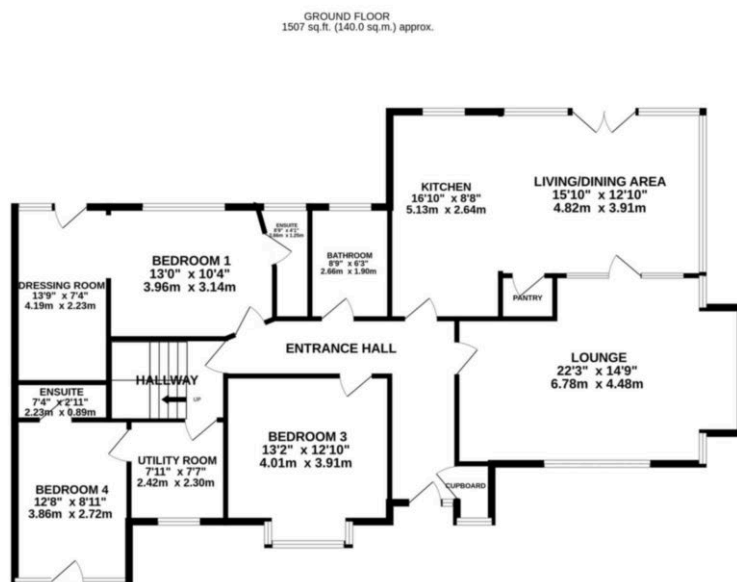
FREEHOLD

LOCAL AUTHORITY

CHESHIRE EAST COUNCIL COUNCIL TAX BAND F

SERVICES

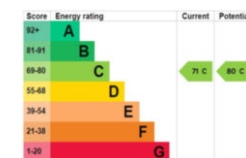
Services have not been tested and you are advised to make your own enquiries and/or inspections.



TOTAL FLOOR AREA: 1822 sq.ft. (169.2 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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