



**GASCOIGNE
HALMAN**

15 NEWSTEAD CLOSE, POYNTON

THE AREAS LEADING ESTATE AGENT



15 NEWSTEAD CLOSE, POYNTON

Offers Over £650,000

A BEAUTIFULLY PRESENTED 4 DOUBLE BEDROOM DETACHED FAMILY HOME occupying a FAVORABLE CUL-DE-SAC LOCATION on the HIGHLY SOUGHT AFTER "GLASTONBURY DRIVE" DEVELOPMENT. ENTRANCE HALL, DOWNSTAIRS WC, LOUNGE, STUNNING OPEN PLAN LIVING/DINING KITCHEN, UTILITY ROOM, MASTER BEDROOM with EN-SUITE SHOWER ROOM, THREE FURTHER DOUBLE BEDROOMS and FAMILY BATHROOM. TRIPLE WIDTH DRIVEWAY. STORAGE GARAGE. LANDSCAPED REAR GARDEN.

- AN IMMACULATELY PRESENTED FOUR DOUBLE BEDROOM DETACHED FAMILY HOME
- HIGH SPECIFICATION FINISH THROUGHOUT
- CUL-DE-SAC POSITION WITHIN THE HIGHLY SOUGHT AFTER "GLASTONBURY DRIVE" DEVELOPEMENT
- STUNNING OPEN PLAN LIVING DINING KITCHEN
- MASTER BEDROOM WITH EN-SUITE SHOWER ROOM
- TRIPLE WIDTH DRIVEWAY, STORAGE GARAGE & LANDSCAPED EAST FACING REAR GARDEN



DESCRIPTION

Occupying an enviable cul-de-sac position within a highly desirable residential development, this detached family home offers deceptively spacious and immaculately presented accommodation throughout. In brief the property comprises:- Entrance porch, downstairs wc with refitted modern two piece suite and entrance hall with stairs leading to the first floor. To the front of the property is a lounge which extends over 18ft, an oak glazed door leads into the open plan living dining kitchen which spans the width of the house and is comprehensively fitted with Schueller German wall, base and drawer units these are complemented by quartz worktops and integrated appliances which include a double oven, hob with ceiling mounted extractor over, fridge and dishwasher. The island unit incorporates a breakfast bar which is ideal for informal dining, whilst the remainder of the room has ample space for a formal dining table and chairs. Two sets of sliding doors access the rear garden. The utility room has additional storage space and laundry facilities and internal access to the storage garage. To the first floor the master bedroom includes a fully tiled en-suite shower room, there are three further double bedrooms and family bathroom with modern three piece suite. Externally to the front of the property is a triple width tarmac driveway providing ample off road parking. The rear garden is fully enclosed by perimeter fencing and is predominately laid to lawn with partial artificial lawn, there is a delightful Indian stone patio seating area completed with a pergola.

DIRECTIONS

SK12 1ES

TENURE

LEASEHOLD 999 YEAR LEASE FROM 11/04/1978 952 YEARS REMAINING GROUND RENT £20 PER ANNUM

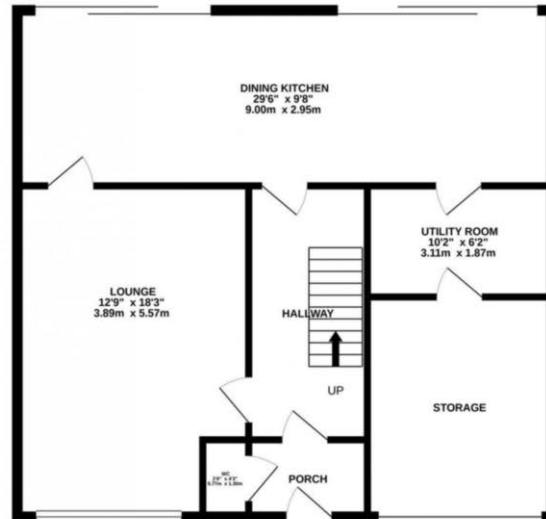
LOCAL AUTHORITY

CHESHIRE EAST COUNCIL TAX BAND E

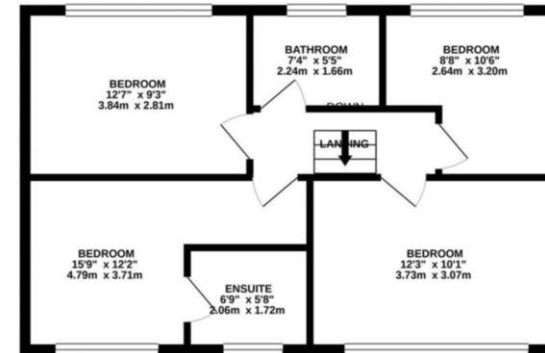
SERVICES

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

GROUND FLOOR
825 sq.ft. (76.7 sq.m.) approx.



1ST FLOOR
553 sq.ft. (51.4 sq.m.) approx.



TOTAL FLOOR AREA : 1378 sq.ft. (128.1 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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