



**GASCOIGNE
HALMAN**

48 NICKLEBY ROAD, POYNTON

THE AREAS LEADING ESTATE AGENT



48 NICKLEBY ROAD, POYNTON

Asking Price £400,000

A WELL PRESENTED THREE BEDROOM BAY FRONTED SEMI DETACHED FAMILY HOME located in a HIGHLY SOUGHT AFTER RESIDENTIAL AREA within WALKING DISTANCE to LOCAL PRIMARY/SECONDARY SCHOOLS and POYNTON VILLAGE. ENTRANCE HALL, LOUNGE with FEATURE FIREPLACE, SEPARATE DINING ROOM, CONSERVATORY, KITCHEN, UTILITY ROOM and DOWNSTAIRS WC, THREE WELL PROPORTIONED BEDROOMS and MODERN FAMILY BATHROOM. DRIVEWAY PROVIDING OFF ROAD PARKING. INTEGRAL SINGLE GARAGE. BEAUTIFULLY MAINTAINED REAR GARDEN with VIEWS over PRIMARY SCHOOL PLAYING FIELDS.

- A BAY FRONTED THREE BEDROOM SEMI DETACHED FAMILY HOME
- LOCATED WITHIN A HIGHLY SOUGHT AFTER RESIDENTIAL AREA CLOSE TO LOCAL SCHOOLS
- TWO SEPARATE RECEPTION ROOMS PLUS CONSERVATORY
- UTILITY ROOM & DOWNSTAIRS WC
- DRIVEWAY PROVIDING AMPLE OFF ROAD PARKING AND INTEGRAL SINGLE GARAGE
- LANDSCAPED REAR GARDEN WITH VIEWS OVER PRIMARY SCHOOL PLAYING FIELDS





Located within a highly sought after residential area, which is conveniently placed for both local primary/secondary schools and Poynton village, this three bedroom semi detached family home offers well presented and spacious accommodation. In brief the property comprises:- Entrance porch and entrance hall with stairs leading to the first floor. The lounge has a large bay window which allows for plenty of natural light, the main focal point of this room is the feature fireplace with living flame gas fire. To the rear of the property is the separate dining room which has ample room for a formal dining table and chairs, sliding doors lead into the conservatory offering an additional reception space. The kitchen is comprehensively fitted with a range of modern wall, base and drawer units these are complemented by roll top work surfaces and the integrated appliances which include a double oven, hob with extractor over and microwave oven, there is also recess space for a dishwasher. The utility room provides additional storage and ample laundry facilities, the downstairs wc completes the downstairs accommodation. To the first floor the master bedroom includes a range of floor to ceiling wardrobes, the second bedroom is another double bedroom whilst the third bedroom is a single room. The fully tiled family bathroom is fitted with a panelled bath with shower over, low level wc, pedestal wash basin and heated towel rail. Externally to the front of the property is a lawned garden and driveway leading to the integral single garage. The rear garden has an open aspect with views over primary school playing fields, it is enclosed by perimeter fencing and is mainly laid to lawn with a delightful patio seating area and established trees, plants and shrubs.

DIRECTIONS

SK12 1LE

TENURE

FREEHOLD

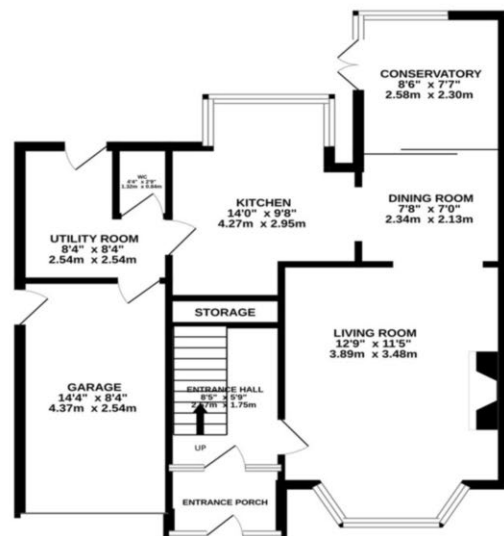
LOCAL AUTHORITY

CHESHIRE EAST COUNCIL TAX BAND C

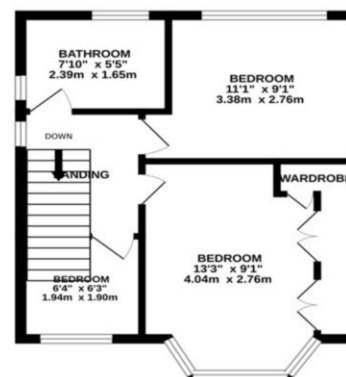
SERVICES

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

GROUND FLOOR
646 sq.ft. (60.0 sq.m.) approx.

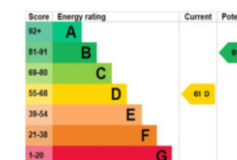


1ST FLOOR
363 sq.ft. (33.8 sq.m.) approx.



TOTAL FLOOR AREA: 1009 sq.ft. (93.7 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 859 888

poynton@gascoignehalman.co.uk

3 Fountain Place, Poynton SK12 1QX

**GASCOIGNE
HALMAN**