



**GASCOIGNE
HALMAN**

8 WINDSOR CLOSE, POYNTON

THE AREAS LEADING ESTATE AGENT



8 WINDSOR CLOSE, POYNTON

Offers Over £550,000

An EXTENDED FOUR BEDROOM, TWO BATHROOM DETACHED FAMILY HOME OCCUPYING an ENVIABLE CUL-DE-SAC POSITION and SITUATED within a HIGHLY DESIREABLE LOCATION. FANTASTIC POTENTIAL for FURTHER EXTENSION and RE-MODELLING. ENTRANCE HALL, LOUNGE, SEPARATE DINING ROOM, KITCHEN, UTILITY ROOM. MASTER BEDROOM with EN-SUITE SHOWER ROOM, THREE FURTHER WELL PROPORTIONED BEDROOMS, and a FAMILY BATHROOM. DRIVEWAY providing OFF ROAD PARKING. INTEGRAL SINGLE GARAGE. LANDSCAPED FRONT and REAR GARDENS.

- AN EXTENDED FOUR BEDROOM DETACHED FAMILY HOME
- OFFERS FANTASTIC POTENTIAL FOR RE-MODELLING AND FURTHER ENHANCEMENTS
- TWO SEPARATE RECEPTION ROOMS
- MASTER BEDROOM WITH EN-SUITE SHOWER ROOM
- PRIME POSITION AT THE HEAD OF A SMALL CUL-DE-SAC WITHIN A SOUGHT AFTER LOCATION
- DRIVEWAY PROVIDING OFF ROAD PARKING, INTEGRAL SINGLE GARAGE. LANDSCAPED GARDENS.



Occupying a favourable cul de sac location being ideally placed for the village, local shops/schools and the train station, this four bedroom detached family home has been thoughtfully extended and offers spacious accommodation throughout. In brief the property comprises:- Entrance hall with useful storage cupboard, lounge with feature fireplace and walk in bay window which allows for plenty of natural light and a door which leads into a separate dining room. The kitchen is fitted with a range of wall, base and drawer units with roll top work surfaces over, there is an integrated oven, gas hob with extractor over and recess space for a dishwasher. The utility room offers laundry facilities and has direct access to the rear garden and the integral garage provides additional storage space. To the first floor the master bedroom includes includes an en-suite shower room which is fitted with a white three piece suite, there are three further well proportioned bedrooms. The family bathroom includes a freestanding claw foot bath, a sink and a storage cupboard. There is also a separate wc. Externally to the front of the property is a lawned garden and driveway providing off road parking and access to the garage. The rear garden is enclosed and is predominately laid to lawn with a decked seating area.

DIRECTIONS

SK12 1JL

TENURE

FREEHOLD.

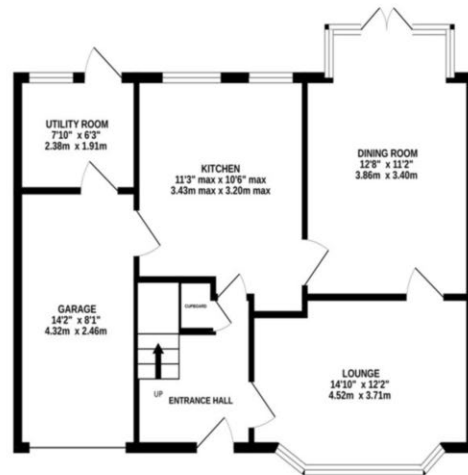
LOCAL AUTHORITY

CHESHIRE EAST COUNCIL TAX BAND E

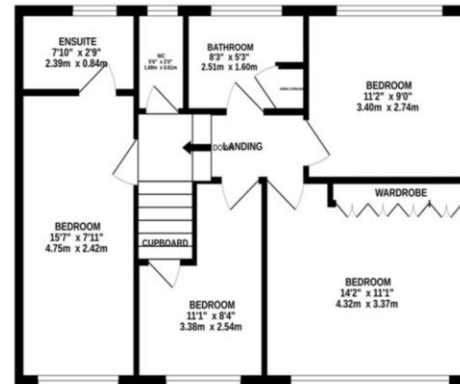
SERVICES

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

GROUND FLOOR
651 sq.ft. (60.5 sq.m.) approx.



1ST FLOOR
618 sq.ft. (57.4 sq.m.) approx.



TOTAL FLOOR AREA: 1270 sq.ft. (118.0 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

01625 859 888

poynton@gascoignehalman.co.uk

3 Fountain Place, Poynton SK12 1QX

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