



**GASCOIGNE
HALMAN**

12 HILTON ROAD, POYNTON

THE AREAS LEADING ESTATE AGENT



12 HILTON ROAD, POYNTON

Asking Price £575,000

An IMMACULATELY PRESENTED & EXTENDED FOUR BEDROOM SEMI DETACHED FAMILY HOME located in a HIGHLY SOUGHT AFTER SEMI RURAL LOCATION with REAR VIEWS over MIDDLEWOOD WAY. ENTRANCE HALL, SITTING ROOM, EXTENDED LOUNGE, DINING KITCHEN, CONSERVATORY, UTILITY ROOM, DOWNSTAIRS SHOWER ROOM, FOUR WELL PROPORTIONED BEDROOMS, and FAMILY BATHROOM. GRAVEL DRIVEWAY PROVIDING AMPLE OFF ROAD PARKING. STORAGE GARAGE. ESTABLISHED LANDSCAPED REAR GARDEN and SUMMER HOUSE.

- A THOUGHTFULLY EXTENDED FOUR BEDROOM SEMI DETACHED FAMILY HOME
- LOCATED IN THE HIGHLY SOUGHT AFTER SEMI RURAL AREA OF HIGHER POYNTON
- TWO SEPARATE RECEPTION ROOMS & CONSERVATORY WITH SOLID ROOF
- SEPARATE UTILITY ROOM & DOWNSTAIRS SHOWER ROOM
- STORAGE GARAGE, DRIVEWAY AND LANDSCAPED REAR GARDENS ADJOINING MIDDLEWOOD WAY
- SUMMER HOUSE WITH ELECTRICITY AND WIFI



DESCRIPTION

Occupying a cul-de sac position and located in the sought after semi-rural location of Higher Poynton with open views to the rear over Middlewood way. This semi-detached family home has been thoughtfully extended and offers deceptively spacious accommodation which comprises of :- Entrance hall with open staircase leading to the first floor, sitting room with a walk in bay window which allows plenty of natural light and is complemented by fitted Alcove Shelves and a cupboard for additional storage. The second reception room has been extended and is over 20ft in length. A standout feature of this room is the attractive fireplace with log-burning stove, along with double doors leading into the large conservatory. The conservatory benefits from skylights and wrap-around windows, offering plenty of natural light and delightful views over the rear garden. The dining kitchen is comprehensively fitted with a range of shaker-style wall, base, and drawer units, complemented by a solid oak worktop. Integrated appliances include an oven, built-in microwave, easy-clean induction hob with concealed extractor, fridge/freezer, and dishwasher. A breakfast bar provides additional storage and is ideal for informal dining, while the remainder of the room has ample room for a seating area. French doors open from both the kitchen area and conservatory directly onto the rear patio seating area. The utility room offers additional storage, space for laundry appliances, and internal access to the storage garage. The downstairs shower room is fitted with a low level WC, pedestal wash basin, and corner shower. To the first floor there are four well proportioned bedrooms, and a family bathroom which is partially tiled and includes a low level WC, vanity unit with wash basin inset, and a bath with shower over. Externally, to the front of the property is a double width gravel driveway providing ample off-road parking and access to the storage garage. The large rear garden is fully enclosed and predominantly laid to lawn, with a delightful decking and seating area at the far end. The garden is well stocked with a variety of established trees, plants and shrubs. To the rear of the garden is a summer house which is the perfect for relaxing or as an ideal work-from-home space.

DIRECTIONS

SK12 1TP

TENURE

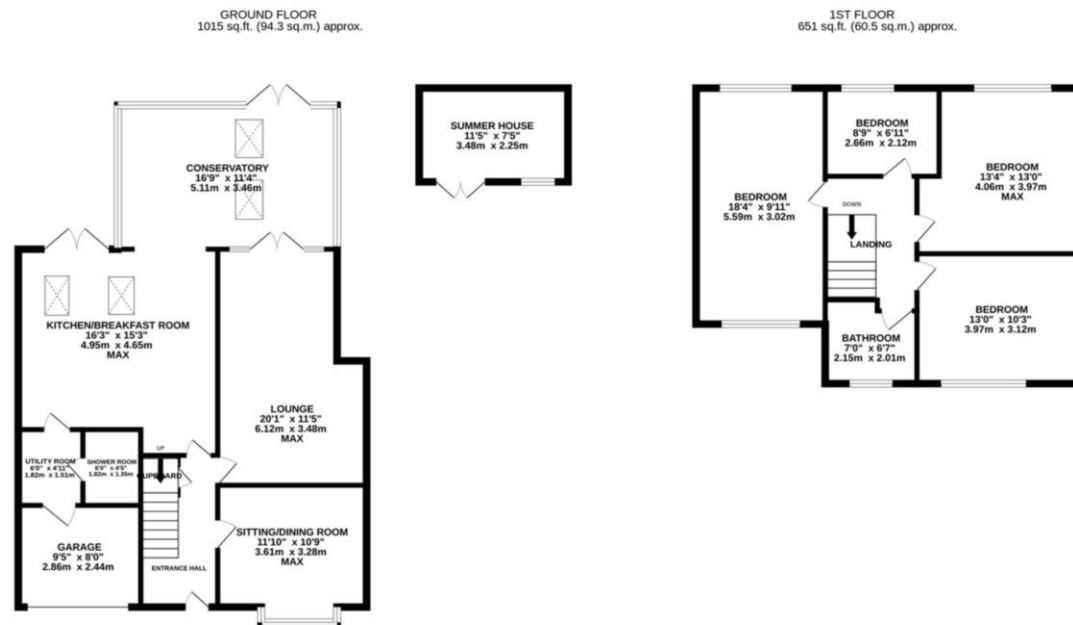
FREEHOLD

LOCAL AUTHORITY

CHESHIRE EAST COUCIL TAX BAND D

SERVICES

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



TOTAL FLOOR AREA: 1666 sq.ft. (154.8 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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