



**GASCOIGNE  
HALMAN**

22 WAYSIDE DRIVE, POYNTON

---

THE AREAS LEADING ESTATE AGENT





## 22 WAYSIDE DRIVE, POYNTON

### Offers Over £500,000

**\*\* NO CHAIN \*\*** An EXTENDED FIVE BEDROOM SEMI DETACHED FAMILY HOME in need of MODERNISATION. LOCATED within a HIGHLY SOUGHT AFTER RESIDENTIAL AREA which is CONVENIENTLY POSITIONED within WALKING DISTANCE to the TRAIN STATION and POYNTON VILLAGE. ENTRANCE PORCH, ENTRANCE HALL, LOUNGE, DINING ROOM, KITCHEN AND BREAKFAST ROOM, DOWNSTAIRS WC, LARGE INTEGRAL GARAGE PLUS a further SINGLE GARAGE, FIVE WELL PROPORTIONED BEDROOMS, BATHROOM. DOUBLE WIDTH CONCRETE DRIVEWAY providing AMPLE OFF ROAD PARKING. LARGE REAR GARDEN.

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

- FIVE BEDROOM SEMI-DETACHED FAMILY HOME

- LOCATED WITHIN A HIGHLY DESIRABLE RESIDENTIAL AREA WITHIN WALKING DISTANCE TO THE TRAIN STATION AND POYNTON VILLAGE

- POTENTIAL FOR FURTHER ENHANCEMENT AND MODERNISATION THROUGHOUT

- DOUBLE WIDTH DRIVEWAY, INTEGRAL GARAGE PLUS FURTHER SINGLE GARAGE

- LARGE REAR GARDEN SPLIT OVER TWO LEVELS





Conveniently located within a few minutes walk of a primary school, the train station and Poynton village within a highly regarded residential area, this semi-detached home is offered with no onward chain. This property offers the potential for further enhancement and modernisation whilst sitting on a generous plot in a lovely cul-de-sac and it presents an opportunity for a purchaser to put their own stamp on the family home. In brief the accommodation comprises: - Entrance porch and entrance hall leading to the first floor. The lounge has a large bay window which allows for plenty of natural light and feature stone fireplace with electric fire inset. To the rear of the property is the dining room with views overlooking the rear garden. The kitchen is fitted with a range of wall, base, and drawer units topped with roll edge work surfaces, and also includes space for a breakfast area. The side porch leads to a downstairs WC with a low level toilet and wash basin, as well as access to the integral garage which includes ample storage space and plumbing for a washing machine. To the first floor there are four good sized double bedrooms, plus a good sized fifth single bedroom. The bathroom is fully tiled and includes a separate shower, low level WC, wash basin with built-in storage. Externally to the front of the property is a concrete double width driveway which provides ample off road parking. The rear garden is fully enclosed by perimeter fencing and is split over two levels. The garden includes a variety of established trees, plants, and shrubs. There is also a patio area to the front and side of the property with access to the separate single garage.

### **DIRECTIONS**

SK12 1HF

### **TENURE**

TBC

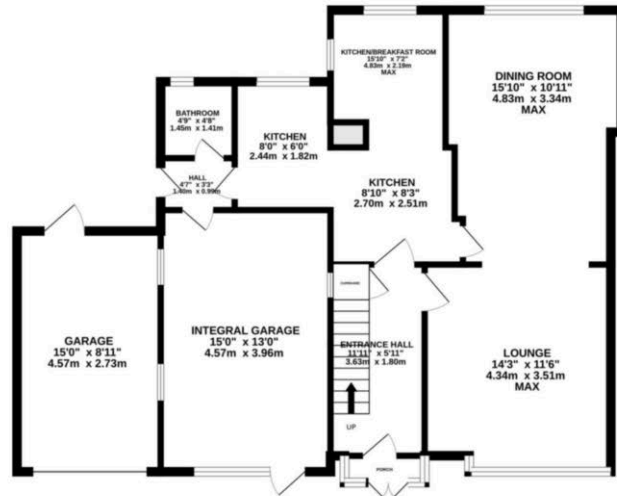
### **LOCAL AUTHORITY**

CHESHIRE EAST COUNCIL TAX BAND D

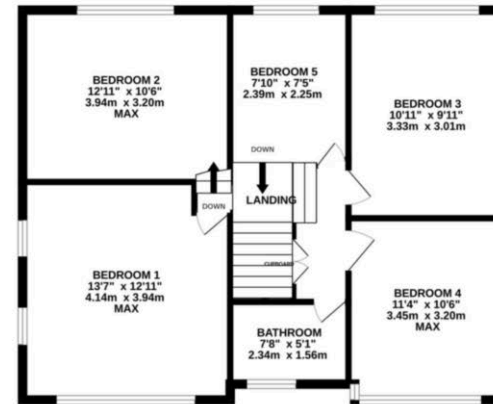
### **SERVICES**

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

GROUND FLOOR  
898 sq.ft. (83.4 sq.m.) approx.



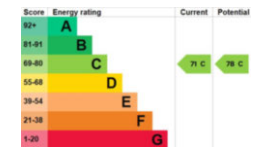
1ST FLOOR  
725 sq.ft. (67.4 sq.m.) approx.



TOTAL FLOOR AREA: 1623 sq.ft. (150.8 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.  
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**