



**GASCOIGNE  
HALMAN**

8 HERON DRIVE, POYNTON

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THE AREAS LEADING ESTATE AGENT





## 8 HERON DRIVE, POYNTON

### ASKING PRICE £475,000

AN EXTENDED & IMMACULATELY PRESENTED FOUR DOUBLE BEDROOM, TWO BATHROOM DETACHED FAMILY HOME occupying a FAVOURABLE CUL-DE-SAC POSITION within a HIGHLY SOUGHT AFTER RESIDENTIAL AREA. ENTRANCE HALL, LOUNGE, STUDY, MODERN FITTED DINING KITCHEN, BEDROOM FOUR, DOWNSTAIRS SHOWER ROOM, THREE BEDROOMS AND CONTEMPORARY BATHROOM. DOUBLE WIDTH DRIVEWAY providing AMPLE OFF ROAD PARKING. ENCLOSED LANDSCAPED REAR GARDEN.

- AN EXTENDED FOUR BEDROOM DETACHED FAMILY HOME
- PRIME CUL-DE-SAC POSITION WITHIN A POPULAR RESIDENTIAL AREA
- IMMACULATELY PRESENTED THROUGHOUT
- RECENTLY REFITTED MODERN KITCHEN WITH INTEGRATED APPLIANCES
- CONTEMPORARY DOWNSTAIRS SHOWER ROOM & FAMILY BATHROOM
- DRIVEWAY PROVIDING AMPLE OFF ROAD PARKING, LANDSCAPED REAR GARDEN





Conveniently located and occupying an enviable position on a small cul-de-sac, within a popular residential development which is a short distance to the train station, a local primary school and Poynton village. This detached family home has recently been refurbished and extended by the current owner and now offers immaculately presented and spacious accommodation. In brief the property comprises:- Entrance hall. The lounge extends over 19ft, and the main focal point of this room is the feature fireplace with oak mantel and wood burning stove, a turning staircase leads to the first floor, and double doors lead to the separate study which is warmed by underfloor heating. The fourth bedroom is a double bedroom and adjoins the downstairs shower room, which is fully tiled and includes a separate shower cubicle, and low level wc with wash basin inset. To the rear of the property is the dining area. Bi-folding doors provide views and access to the rear garden. The kitchen has been recently refitted with a comprehensive range of modern handle-less wall base and drawer units these are complemented by square edge worktops and upstands over, the integrated appliances include oven, ceramic hob with extractor hood over, microwave, wine fridge, dishwasher and washing machine, it also benefits from an instant boiler water tap. The breakfast bar area is the ideal space for informal dining. To the first floor there are three double bedrooms and a fully tiled contemporary family bathroom which is fitted with a separate shower cubicle, wall hung vanity unit with wash basin inset, low level wc, bath and heated towel rail. To the front of the property is a double width tarmac driveway which provides ample off road parking complete with electric car charging point. The rear garden is fully enclosed by perimeter fencing and is mainly laid to lawn with a patio seating area.

#### **DIRECTIONS**

SK12 1QR

#### **TENURE**

FREEHOLD

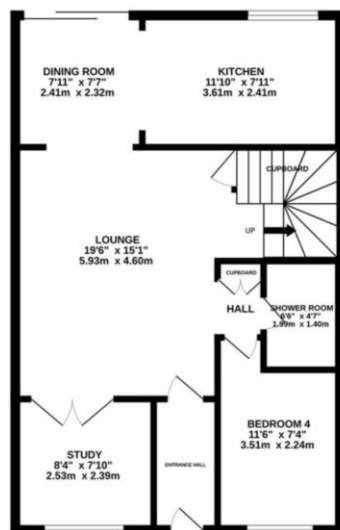
#### **LOCAL AUTHORITY**

CHESHIRE EAST COUNCIL COUNCIL TAX BAND D

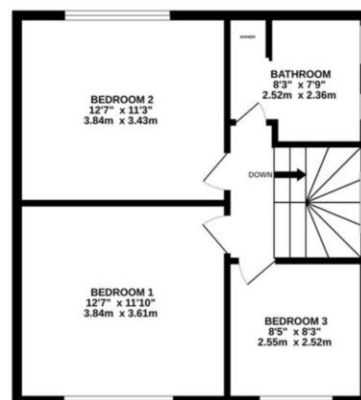
#### **SERVICES (NOT TESTED)**

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

GROUND FLOOR  
600 sq.ft. (55.7 sq.m.) approx.



1ST FLOOR  
482 sq.ft. (44.7 sq.m.) approx.



TOTAL FLOOR AREA: 1082 sq.ft. (100.5 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

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