



**GASCOIGNE
HALMAN**

9 PRINCE ROAD, POYNTON

THE AREAS LEADING ESTATE AGENT



9 PRINCE ROAD, POYNTON

Asking Price £800,000

A WELL PRESENTED FOUR DOUBLE BEDROOM, TWO BATHROOM DETACHED DORMER BUNGALOW OCCUPYING a FAVOURABLE CORNER PLOT within the HIGHLY SOUGHT AFTER AREA of HIGHER POYNTON. ENTRANCE PORCH, ENTRANCE HALL, LOUNGE, OFFICE, MODERN DINING KITCHEN, UTILITY ROOM, MASTER BEDROOM with EN-SUITE SHOWER ROOM, THREE FURTHER BEDROOMS and BATHROOM. LANDSCAPED FRONT and REAR GARDENS. DRIVEWAY providing AMPLE OFF ROAD PARKING. DETACHED GARAGE.

- A FOUR DOUBLE BEDROOM DETACHED DORMER BUNGALOW
- TWO SEPARATE RECEPTION ROOMS & MODERN DINING KITCHEN
- 22 FT MASTER BEDROOM WITH EN-SUITE SHOWER ROOM
- LOCATED WITHIN THE HIGHLY SOUGHT AFTER AREA OF HIGHER POYNTON
- BEAUTIFULLY MAINTAINED LANDSCAPED GARDENS
- DRIVEWAY PROVIDING AMPLE OFF ROAD PARKING AND DETACHED GARAGE



Located at the end of a small private road and occupying an enviable corner plot within the desirable area of Higher Poynton, this four double bedroom dormer bungalow offers well presented spacious and versatile accommodation throughout. In brief the property comprises:- Entrance Porch, entrance hall with turning oak and glass staircase leading to the first floor with useful storage cupboard below. To the rear of the property is the lounge, the main focal point of this room is the feature fireplace with an electric fire, floor to ceiling windows and the glazed door provide views and access to the rear garden. The second reception room is currently used as a home office and is fitted with a range of built in furniture, this room could also be utilised as another sitting room or a further bedroom. The dining kitchen is comprehensively fitted with a range of white high gloss wall, base and drawer units these are complemented by granite worktops over the integrated appliances include a double oven, gas hob with extractor hood over, microwave, fridge/freezer and dishwasher. The remainder of the room has ample space for a dining table and chairs. A utility room offers additional storage and ample laundry facilities. Completing the downstairs accommodation is the fourth bedroom and main bathroom which includes a separate shower cubicle, bath, low level wc and pedestal wash basin. To the first floor the master bedroom extends over 22ft and benefits from a range of built in wardrobes and an en-suite shower room which is partially tiled and fitted with a corner shower cubicle, concealed cistern wc and wash basin with useful storage cupboards. Two further double bedrooms complete the first floor accommodation. Externally to the front of the property is a deep lawned garden and tarmac driveway which provides ample off road parking and leads to the detached garage. The rear garden is fully enclosed by perimeter hedgerow and is mainly laid to lawn with a raised composite decked seating area. The gardens are well stocked with an abundance of established trees, plants and shrubs.

DIRECTIONS

SK12 1TW

TENURE

FREEHOLD

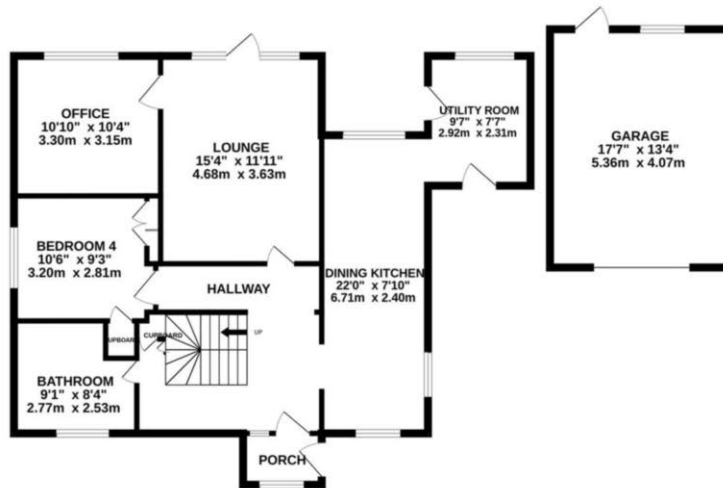
LOCAL AUTHORITY

CHESHIRE EAST COUNCIL COUNCIL TAX BAND G

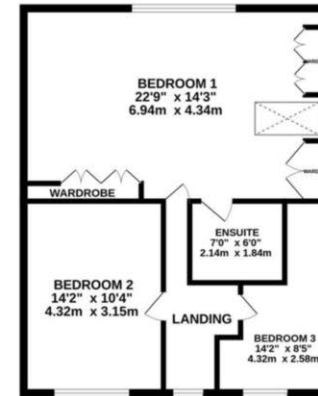
SERVICES (NOT TESTED)

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

GROUND FLOOR
1136 sq.ft. (105.6 sq.m.) approx.



1ST FLOOR
646 sq.ft. (60.1 sq.m.) approx.



TOTAL FLOOR AREA: 1783 sq.ft. (165.6 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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