



**GASCOIGNE  
HALMAN**

18 GLOUCESTER ROAD, POYNTON

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THE AREAS LEADING ESTATE AGENT





## 18 GLOUCESTER ROAD, POYNTON

**Asking Price £375,000**

AN EXTENDED THREE BEDROOM SEMI DETACHED FAMILY HOME which is in need of SOME GENERAL MODERNISATION and is LOCATED in a HIGHLY SOUGHT AFTER RESIDENTIAL AREA close to LOCAL SHOPS, SCHOOLS and the VILLAGE. ENTRANCE PORCH, HALL, DOWNSTAIRS WC, LOUNGE, EXTENDED DINING ROOM, KITCHEN, THREE WELL PROPORTIONED BEDROOMS, BATHROOM and SEPARATE WC. DRIVEWAY providing AMPLE OFF ROAD PARKING. SINGLE GARAGE. ENCLOSED REAR GARDEN.

- \*\* NO CHAIN \*\*

- AN EXTENDED THREE BEDROOM NEO GEORGIAN STYLE SEMI DETACHED FAMILY HOME

- LOCATED WITHIN A HIGHLY SOUGHT AFTER AREA CONVENIENTLY PLACED FOR LOCAL SHOPS AND THE TRAIN STATION

- IN NEED OF GENERAL MODERNISATION

- TWO SEPARATE RECEPTION ROOMS

- DRIVEWAY PROVIDING AMPLE OFF ROAD PARKING, SINGLE GARAGE & LANDSCAPED GARDENS





Located within a highly desirable area, within walking distance to the train station and local shops, this three bedroom semi detached has been extended to the ground floor to provide spacious living space. The property has been well maintained however would now benefit from some general modernisation and offers the opportunity for a potential purchaser to put their own stamp on the property. In brief the property comprises:- entrance hall with stairs leading to the first floor and downstairs wc. The lounge has a large walk in bay window which provides plenty of natural light, the main focal point of this room is the feature fireplace, double glazed door lead into the extended dining room which has views over the rear garden. The kitchen is fitted with a range of base, wall and drawer units with work surfaces over, the is recess space for appliances. To the first floor there are three well proportioned bedrooms and the bathroom which is partially tiled and includes a bath and pedestal wash basin. There is also a separate wc. To the front of the property is a block paved driveway which provides ample off road parking and leads to the garage. The rear garden is fully enclosed by perimeter fencing and is paved for low maintenance.

#### **DIRECTIONS**

SK12 1JJ

#### **TENURE**

FREEHOLD

#### **LOCAL AUTHORITY**

CHESHIRE EAST COUNCIL COUNCIL TAX BAND D

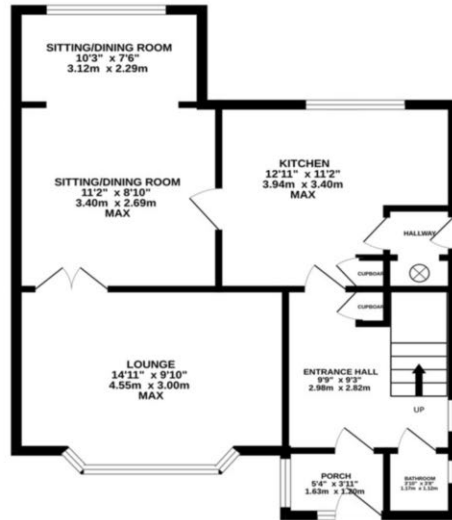
#### **SERVICES (NOT TESTED)**

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

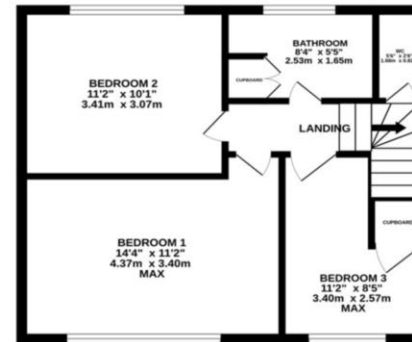
#### **AGENTS NOTES**

It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your conveyancer will take the necessary steps and advise you as to time-frames for registration.

GROUND FLOOR  
609 sq.ft. (56.5 sq.m.) approx.



1ST FLOOR  
441 sq.ft. (41.0 sq.m.) approx.

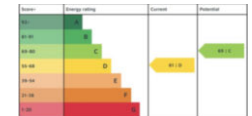


TOTAL FLOOR AREA: 1050 sq.ft. (97.6 sq.m.) approx.

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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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

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