



**GASCOIGNE  
HALMAN**

13 HOLKER CLOSE, POYNTON

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THE AREAS LEADING ESTATE AGENT





## 13 HOLKER CLOSE, POYNTON

**Asking Price £435,000**

A FOUR BEDROOM DETACHED FAMILY HOME, occupying a PRIME POSITION at the HEAD of a SMALL CUL-DE-SAC within a HIGHLY SOUGHT AFTER RESIDENTIAL AREA. ENTRANCE HALL, DOWNSTAIRS WC, LOUNGE, SEPARATE DINING ROOM, KITCHEN, FOUR WELL PROPORTIONED BEDROOMS and FAMILY BATHROOM. BLOCK PAVED DRIVEWAY providing AMPLE OFF ROAD PARKING. INTEGRAL GARAGE. LARGE LANDSCAPED REAR GARDEN.

- \*\* NO CHAIN \*\*

- A FOUR BEDROOM DETACHED FAMILY HOME

- TWO SEPARATE RECEPTION ROOMS

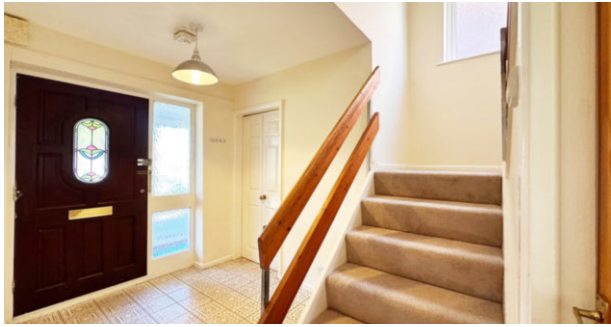
- OCCUPYING A PRIME POSITION AT THE HEAD OF A SMALL CUL-DE-SAC

- POTENTIAL TO EXTEND & REMODEL SUBJECT TO THE NECESSARY LOCAL AUTHORITY CONSENTS

- DRIVEWAY PROVIDING AMPLE OFF ROAD PARKING, DETACHED SINGLE GARAGE, LARGE LANDSAPED REAR GARDEN







Located at the head of a small cul-de-sac within a highly regarded residential area off Towers Road, and a short walk to Poynton village, this four bedroom detached family home has been well maintained however offers a potential purchaser the opportunity to extend (subject to the necessary local authority permissions) and remodel to put their own stamp on this property. In brief the property comprises: - Entrance hall with turning staircase leading to the first floor and downstairs wc with two piece suite. Lounge with feature fireplace incorporating a living flame gas fire, double doors lead to the separate dining room which overlooks the rear garden. The kitchen is fitted with a range of fitted wall, base and drawer units with roll top work surfaces over, there is recess space for a cooker, fridge, washing machine and dishwasher. To the first floor there are three double bedrooms and a single bedroom. The fully tiled family bathroom includes a panelled bath with shower over, low level wc and pedestal wash basin. Externally to the front of the property is a lawned garden and block paved driveway which provides ample off road parking and leads to the detached single garage. The large rear garden is fully enclosed by perimeter fencing and is predominately laid to lawn with a delightful patio seating area.

### **DIRECTIONS**

SK12 1XW

### **TENURE**

LEASEHOLD 999 YEAR LEASE FROM 29/09/1972 946 YEARS REMAINING GROUND RENT IS £27.50 PER ANNUM

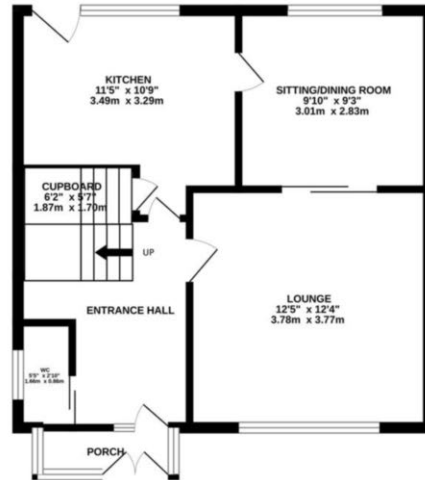
### **LOCAL AUTHORITY**

CHESHIRE EAST COUNCIL COUNCIL TAX BAND E

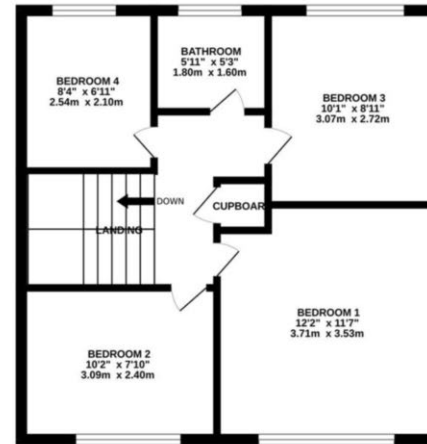
### **SERVICES (NOT TESTED)**

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

GROUND FLOOR  
478 sq.ft. (44.4 sq.m.) approx.



1ST FLOOR  
483 sq.ft. (44.9 sq.m.) approx.



TOTAL FLOOR AREA : 962 sq.ft. (89.3 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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