



**GASCOIGNE
HALMAN**

8 THOMAS GRAY ROAD, POYNTON

THE AREAS LEADING ESTATE AGENT



8 THOMAS GRAY ROAD, POYNTON

ASKING PRICE £465,000

AN IMMACULATELY PRESENTED and RECENTLY CONSTRUCTED THREE BEDROOM SEMI-DETACHED HOME occupying a SOUTH FACING POSITION within the HIGHLY SOUGHT AFTER BLOOR HOMES "KINGSWOOD" DEVELOPMENT. ENTRANCE HALL, LOUNGE, MODERN DINING KITCHEN, UTILITY ROOM and WC, MASTER BEDROOM with EN-SUITE SHOWER ROOM, TWO FURTHER GOOD SIZED BEDROOMS and a STYLISH FAMILY BATHROOM. STUNNING LANDSCAPED REAR GARDEN and DRIVEWAY providing AMPLE OFF ROAD PARKING.

- A RECENTLY CONSTRUCTED SEMI DETACHED THREE BEDROOM, TWO BATHROOM SEMI DETACHED FAMILY HOME
- LOCATED WITHIN THE SOUGHT AFTER KINGSWOOD DEVELOPMENT, CONVENIENTLY PLACED FOR POYNTON TRAIN STATION & THE A555
- IMMACULATELY PRESENTED ACCOMMODATION THROUGHOUT
- DOWNSTAIRS WC AND UTILITY ROOM
- MASTER BEDROOM WITH EN-SUITE SHOWER ROOM
- DELIGHTFUL SOUTH FACING LANDSCAPED REAR GARDEN & DRIVEWAY PROVIDING AMPLE OFF ROAD PARKING





Occupying a favourable cul-de-sac position within the recently constructed Bloor Homes "Kingswood" development, which is ideally placed for both Poynton and Bramhall villages, the A555 and Poynton Train station, this recently constructed three bedroom semi-detached family home is immaculately presented throughout. In brief the property comprises of; Entrance hall with stairs leading to the first floor, to the front of the property is the lounge which extends to over 17ft. The dining kitchen is fitted with an extensive range of wall, base and drawer units which are complimented with square edge worktops and upstands. The integrated appliances include an electric oven, gas hob with extractor over, dishwasher and fridge/freezer, the French doors provide plenty of natural light and access the rear garden. There is also a useful utility room and downstairs wc. To the first floor the master bedroom is a double room and features a built in double wardrobe and en-suite shower room with walk in shower cubicle, low level wc, and wall mounted wash basin. The second bedroom is another double bedroom and also benefits from a built in double wardrobe, whilst the third bedroom is a good sized single bedroom complete with built in wardrobe. The stylish family bathroom is fitted with a modern four piece suite with fully tiled walk in shower, separate bath and low level wc with wall mounted wash basin. Externally to the front of the property is a lawned garden and a tarmac driveway which provides ample off road parking. To the rear is a stunning landscaped South facing garden which is fully enclosed by perimeter fencing and is predominately laid with artificial grass for low maintenance, there is a delightful Indian stone patio seating area and raised flowerbed borders which are well stocked with a variety of plants and shrubs.

DIRECTIONS

SK12 1FF

TENURE

FREEHOLD

SERVICE CHARGE

£177.13 PER ANNUM

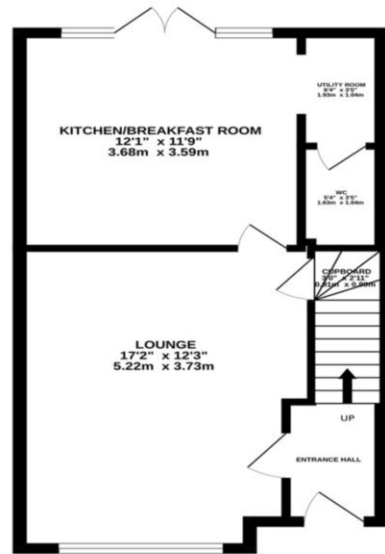
LOCAL AUTHORITY

CHESHIRE EAST COUNCIL COUNCIL TAX BAND D

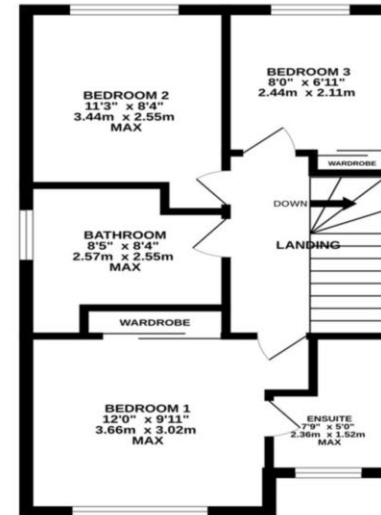
SERVICES (NOT TESTED)

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

GROUND FLOOR
428 sq.ft. (39.8 sq.m.) approx.



1ST FLOOR
417 sq.ft. (38.8 sq.m.) approx.



TOTAL FLOOR AREA: 845 sq.ft. (78.5 sq.m.) approx.
While 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 or omission in this 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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