



**GASCOIGNE  
HALMAN**

12 MICAWBUR ROAD, POYNTON,

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THE AREAS LEADING ESTATE AGENT



## 12 MICAWBER ROAD, POYNTON,

### Offers Over £475,000.00

A BEAUTIFULLY PRESENTED 3/4 BEDROOM FAMILY HOME which has been THOUGHTFULLY RENOVATED and REFURBISHED THROUGHOUT and is located within a HIGHLY SOUGHT AFTER RESIDENTIAL AREA. ENTRANCE HALL, LOUNGE, STUNNING OPEN PLAN LIVING DINING KITCHEN, UTILITY ROOM, RECEPTION/4TH BEDROOM, MASTER BEDROOM, TWO FURTHER GOOD SIZED BEDROOMS and MODERN SHOWER ROOM. DRIVEWAY providing OFF ROAD PARKING. ENCLOSED LANDSCAPED SOUTH FACING REAR GARDEN.

- BEAUTIFULLY PRESENTED 3/4 BEDROOM FAMILY HOME
- LOCATED IN A HIGHLY SOUGHT AFTER RESIDENTIAL LOCATION
- RENOVATED AND REFURBISHED THROUGHOUT
- MODERN OPEN PLAN LIVING KITCHEN DINING AREA
- SEPARATE UTILITY
- OFF ROAD PARKING & SOUTH FACING REAR GARDEN





Located in a convenient and popular location close to Poynton village. The property is beautifully presented throughout and has been renovated and refurbished to a good standard and in brief comprises of:- Entrance hall with an open staircase which leads to the first floor and there are Crittall glazed internal doors fitted on the ground floor. To the front of the property is the spacious lounge which allows for plenty of natural light. To the rear of the property is the extended open plan living dining kitchen that spans the width of the property and is fitted with an extensive range of navy shaker style wall, base and drawer units paired with sleek marble worktops and brushed brass hardware. The integrated appliances include a NEFF oven, fridge/freezer, dishwasher and the central island features an easy clean induction hob and additional storage. Overhead, a row of statement pendant lights, complementing the natural light that floods in through dual aspect windows. Flowing seamlessly into a spacious dining area, the room features feature wall panelling and a built-in media wall with ambient LED lighting and has space for formal dining table and/or seating area. The french doors provide access and views to the stunning south facing private rear garden. Leading off the kitchen is a separate utility which benefits from additional floor to ceiling storage cabinets and a recess space for a washing machine. The utility opens into a flexible second reception, currently used as a fourth bedroom. On the first floor, there are two double bedrooms and a good sized third bedroom followed by a modern shower room. Externally to the front of the property is a lawned garden and block paved driveway which provides ample off road parking. The south facing rear garden is fully enclosed by perimeter fencing and is predominantly laid to lawn with a delightful patio seating area.

#### **DIRECTIONS**

SK12 1UW

#### **TENURE**

FREEHOLD

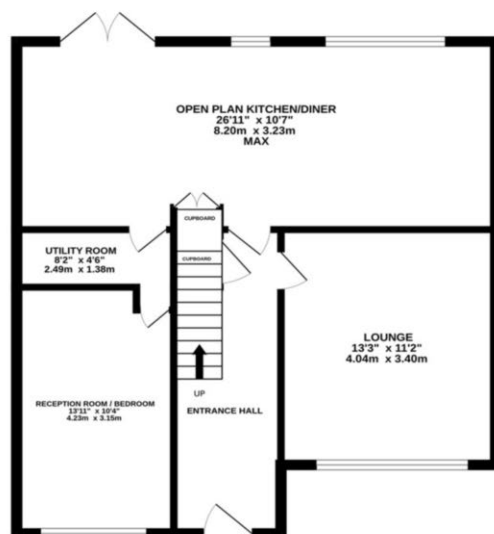
#### **LOCAL AUTHORITY**

CHESHIRE EAST COUNCIL TAX BAND D

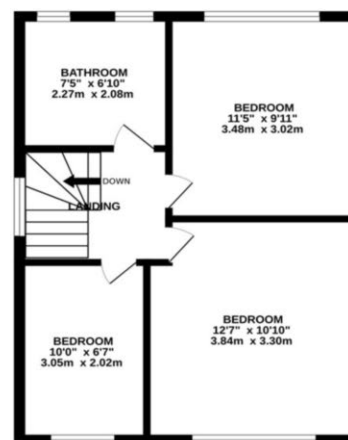
#### **SERVICES (NOT TESTED)**

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

GROUND FLOOR  
651 sq.ft. (60.4 sq.m.) approx.



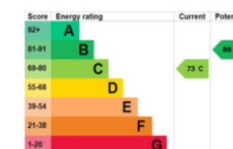
1ST FLOOR  
422 sq.ft. (39.2 sq.m.) approx.



TOTAL FLOOR AREA: 1072 sq.ft. (99.6 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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## POYNTON OFFICE

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