



**GASCOIGNE
HALMAN**

31 WOODSIDE LANE, POYNTON

THE AREAS LEADING ESTATE AGENT



31 WOODSIDE LANE, POYNTON

Offers Over £900,000

A SUBSTANTIAL FOUR BEDROOM DETACHED FAMILY HOME occupying a ENVIABLE PLOT OF OVER 0.2 ACRES within a SMALL CUL-DE-SAC which is a FEW MINUTES WALK to POYNTON VILLAGE. ENTRANCE PORCH, ENTRANCE HALL, DOWNSTAIRS WC, 22FT LOUNGE, DINING ROOM, SITTING ROOM, FAMILY ROOM, KITCHEN, UTILITY ROOM, MASTER BEDROOM with EN-SUITE SHOWER ROOM, THREE FURTHER BEDROOMS and FAMILY BATHROOM. BLOCK PAVED DOUBLE WIDTH DRIVEWAY providing AMPLE OFF ROAD PARKING. DETACHED GARAGE. ESTABLISHED LANDSCAPED GARDENS to FRONT and REAR.

- A SUBSTANTIAL FOUR BEDROOM DETACHED FAMILY HOME
- FOUR SEPARATE RECEPTION ROOMS
- MASTER BEDROOM WITH EN-SUITE SHOWER ROOM
- CUL-DE-SAC LOCATION WITHIN A FEW MINUTES WALK TO POYNTON VILLAGE
- 0.23 ACRE PLOT BACKING ONTO THE PRINCES INCLINE WOODLAND
- DOUBLE WIDTH BLOCK PAVED DRIVEWAY & DETACHED GARAGE



Occupying a prime position within a small cul-de-sac and conveniently placed being a short distance from Poynton village, this detached family home has been remodelled by the current vendor and now offers extensive ground floor accommodation. The property has been well maintained however would now benefit from selective modernisation, there is also an opportunity subject to the necessary consents for an extension to the first floor. In brief the property comprises: - Entrance Hall with open staircase leading to the first floor, double doors lead into the formal lounge, the main focal point of this room is the Inglenook fireplace with living flame gas fire and marble surround. The bow window to the front and sliding patio doors to the rear allow for plenty of natural light. The dining room has plenty of space for a formal dining table and chairs, sliding patio doors allow views and access to the rear gardens. The third reception room is currently used as an additional sitting room and leads into the kitchen, which is comprehensively fitted with handmade, bespoke, wall, base, display, and drawer units with granite work surfaces over. The integrated appliances include a electric oven, with electric hob and concealed extractor over. The utility room provides laundry facilities and additional storage space. The original double garage has been converted to the fourth reception room.

To the first floor the master bedroom is fitted with a range of floor to ceiling wardrobes and drawer units and benefits from a fully tiled en-suite shower room which includes a separate shower cubicle, low level wc, bidet and "his and hers" wash basins with storage cupboards below. There are two further double bedrooms and the fourth bedroom which is currently used as a dressing room and fitted with floor to ceiling wardrobes. The family bathroom is fully tiled and fitted with a panelled bath with shower over, low level wc and wall mounted wash basin. Externally to the front of the property there are lawned well stocked gardens and a double width block paved driveway which leads to a detached garage, there is side access to the rear gardens which are fully enclosed by perimeter fencing and mainly laid to lawn with a delightful patio seating area.

DIRECTIONS

SK12 1BB

TENURE

LEASEHOLD 999 YEAR LEASE FROM 01/01/1998 962 YEARS REMAINING GROUND RENT IS £300 PER ANNUM

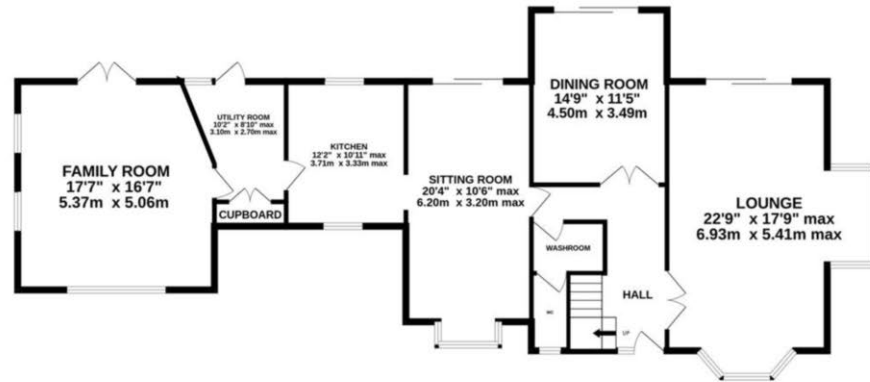
LOCAL AUTHORITY

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
1399 sq.ft. (130.0 sq.m.) approx.



1ST FLOOR
784 sq.ft. (72.8 sq.m.) approx.



TOTAL FLOOR AREA : 2183 sq.ft. (202.8 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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