



**GASCOIGNE
HALMAN**

ARLEY, 208 CHESTER ROAD, POYNTON

THE AREAS LEADING ESTATE AGENT



ARLEY, 208 CHESTER ROAD, POYNTON

OFFERS OVER £625,000

A WELL PRESENTED FOUR DOUBLE BEDROOM DETACHED DORMER BUNGALOW offering over 1800 SQ FT of VERSATILE ACCOMMODATION set within an ENVIALE PLOT and within WALKING DISTANCE of the TRAIN STATION. ENTRANCE HALL, LOUNGE, STUNNING OPEN PLAN LIVING DINING KITCHEN with ISLAND UNIT, SEPARATE LOUNGE with BI-FOLDING DOORS, UTILITY ROOM, DOWNSTAIRS BATHROOM, FOUR DOUBLE BEDROOMS and FAMILY BATHROOM. DRIVEWAY providing AMPLE OFF ROAD PARKING. INTEGRAL GARAGE. LARGE ENCLOSED REAR GARDEN with RAISED DECKED SEATING AREA.



- *** NO CHAIN ***
- A FOUR BEDROOM DOUBLE FRONTED DETACHED DORMER BUNGALOW
- STUNNING OPEN PLAN LIVING DINING KITCHEN WITH BI-FOLDING DOORS
- OVER 1800 SQ FT OF WELL PRESENTED VERSATILE ACCOMMODATION
- DOWNSTAIRS BATHROOM AND UTILITY ROOM
- DRIVEWAY PROVIDING AMPLE OFF ROAD PARKING, INTEGRAL GARAGE AND LANDSCAPED REAR GARDEN



Occupying an enviable plot and located within an established and highly desirable residential area which is conveniently placed for the train station and the A555, this four double bedroom detached dormer bungalow offers well presented, spacious and versatile accommodation throughout. In brief the property comprises: - Entrance Hall with open staircase leading to the first floor, to the front of the property are two double bedrooms both with bay windows allowing plenty of natural light and solid oak flooring. To the rear of the property is the open plan living dining kitchen which extends over 19ft it is comprehensively fitted with a range of high gloss wall, base and drawer units these are complemented by granite worktops and upstands over. The integrated appliances include a double oven, gas hob with extractor over, fridge/freezer and dishwasher. The island unit/breakfast bar is perfect for informal dining, whilst the remainder of the room has ample space for a formal dining table and chairs and seating area. Bi-folding doors provide access and views to the rear garden. Double French glazed doors lead into the separate lounge with Bi-folding doors, the focal point of this room is the feature solid pewter fireplace with electric fire and marble inset. The downstairs bathroom is fitted with a walk-in shower, wc, vanity unit with wash basin inset and low level wc this completes the downstairs accommodation. To the first-floor landing there is a study area with Velux window above and two double bedrooms both include useful eaves storage, fitted wardrobes and dual aspect windows. The main bathroom is partially tiled and fitted with a panelled Jacuzzi bath with shower over, low level wc and pedestal wash basin. Externally to the front of the property is a tarmac driveway providing ample off-road parking and access to the integral garage. There is gated side access to the generous established rear garden, which is fully enclosed by established hedgerow and perimeter fencing and is predominately laid to lawn with a raised decked seating area. The garden is well stocked with an abundance of mature trees, plants and shrubs.

DIRECTIONS

SK12 1HP

TENURE

FREEHOLD

LOCAL AUTHORITY

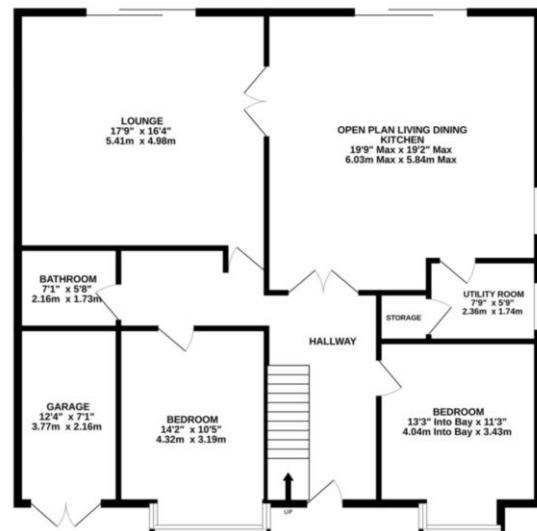
CHESHIRE EAST COUNCIL COUNCIL TAX BAND F

SERVICES (NOT TESTED)

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

BEDROOM 1

GROUND FLOOR
1297 sq.ft. (120.5 sq.m.) approx.



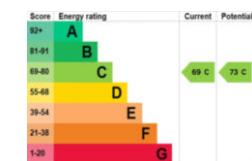
1ST FLOOR
511 sq.ft. (47.5 sq.m.) approx.



TOTAL FLOOR AREA : 1808 sq.ft. (168.0 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 identification purposes only and should be used as such by any prospective purchaser. The service systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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