



**GASCOIGNE
HALMAN**

5 HOLKER CLOSE, POYNTON

THE AREAS LEADING ESTATE AGENT



5 HOLKER CLOSE, POYNTON

Offers Over £525,000

AN IMMACULATELY PRESENTED FOUR BEDROOM EXTENDED DETACHED FAMILY HOME, occupying a PRIME POSITION within a SMALL CUL-DE-SAC in a HIGHLY SOUGHT AFTER RESIDENTIAL AREA. ENTRANCE HALL, DOWNSTAIRS WC, LOUNGE, OPEN PLAN KITCHEN DINING, LARGE UNDERSTAIR CLOAKROOM, FOUR WELL PROPORTIONED BEDROOMS and FAMILY BATHROOM. BLOCK PAVED DRIVEWAY providing AMPLE OFF ROAD PARKING. DETACHED GARAGE. LARGE REAR GARDEN.

- A BEAUTIFULLY PRESENTED FOUR BEDROOM DETACHED FAMILY HOME
- LOCATED WITHIN A HIGHLY SOUGHT AFTER RESIDENTIAL AREA OFF TOWERS ROAD
- EXTENDED OPEN PLAN LIVING KITCHEN DINING
- DOUBLE WIDTH DRIVEWAY PROVIDING AMPLE OFF ROAD PARKING
- CUL-DE-SAC POSITION
- PRIVATE REAR GARDEN & DETACHED GARAGE



DESCRIPTION

Located within a highly regarded residential area off Towers Road, and a short walk to Poynton village and local schools, this four bedroom detached family home offers immaculately presented and spacious accommodation throughout. In brief the property comprises: - Entrance hall and downstairs W.C, which is fitted with a modern two piece suite. To the front of the property is the lounge which features a large bay window allowing plenty of natural light. The extended open plan living dining kitchen spans the width of the property and includes a stunning kitchen island with a Zanussi induction hob and integral extractor fan, wine fridge, BOSCH oven and microwave and a Hotpoint dishwasher. Full length Bi-fold doors opening onto the rear garden. There is also a recess space for an American style fridge freezer, eye and base level units and under stairs storage. To the first floor, there are four well proportioned bedrooms and a family bathroom which 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 rear garden is fully enclosed by perimeter fencing and is predominately laid to lawn with a lovely pebbled frontage and a decked seating area to the rear.

DIRECTIONS

SK12 1XW

LOCAL AUTHORITY

CHESHIRE EAST COUNCIL TAX BAND E

TENURE

LEASEHOLD. 999 YEARS FROM 29/11/1972 946 YEARS REMAINING. GROUND RENT IS £27.50 PER ANNUM.

SERVICES

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

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

01625 859 888

poynton@gascoignehalman.co.uk

3 Fountain Place, Poynton, SK12 1QX

**GASCOIGNE
HALMAN**