



**GASCOIGNE
HALMAN**

24 BROOKFIELD AVENUE, POYNTON

THE AREAS LEADING ESTATE AGENT

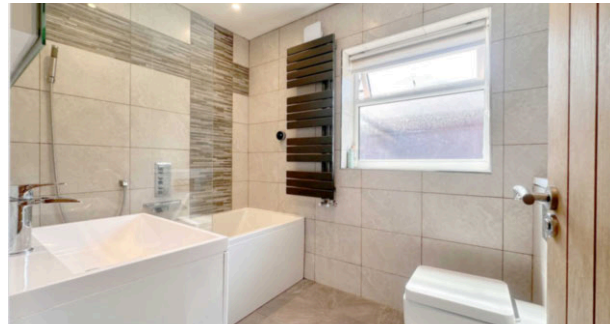
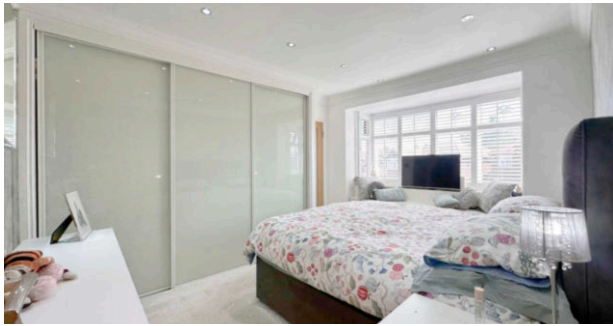
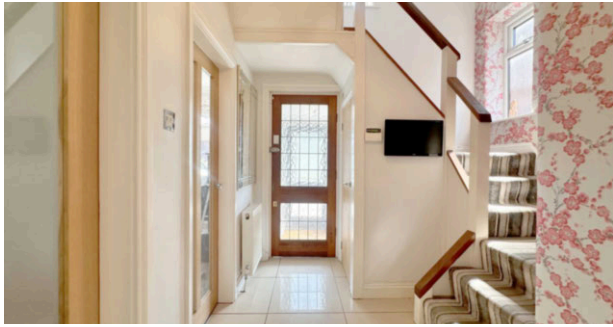


24 BROOKFIELD AVENUE, POYNTON

OFFERS OVER £700,000

AN IMPRESSIVE 1930'S FOUR BEDROOM DETACHED FAMILY HOME occupying a favourable position within a HIGHLY SOUGHT AFTER RESIDENTIAL AREA and within walking distance of POYNTON VILLAGE, HIGHLY REGARDED SCHOOLS & the TRAIN STATION. ENTRANCE PORCH, ENTRANCE HALL, DINING ROOM, 21FT LIVING ROOM with FEATURE FIREPLACE, GARDEN ROOM, STUDY/PLAYROOM, FITTED KITCHEN with UNDERFLOOR HEATING, INDUCTION RANGE COOKER & BOILING WATER TAP, SEPARATE UTILITY ROOM, FOUR WELL-PROPORTIONED BEDROOMS, EN-SUITE SHOWER ROOM to the PRINCIPAL BEDROOM, CONTEMPORARY FAMILY BATHROOM, INTEGRAL GARAGE, AMPLE OFF-ROAD PARKING and a STUNNING MATURE REAR GARDEN.

- A STUNNING 1930'S BAY FRONTED DETACHED FAMILY HOME
- WALKING DISTANCE TO POYNTON VILLAGE, HIGHLY REGARDED SCHOOLS & TRAIN STATION
- OFFERING APPROXIMATELY 1,694 SQ.FT. OF IMPRESSIVE ACCOMMODATION
- FOUR WELL-PROPORTIONED BEDROOMS WITH EN-SUITE TO THE PRINCIPAL BEDROOM
- THREE RECEPTION ROOMS INCLUDING A 21FT LIVING ROOM WITH FEATURE FIREPLACE
- STUNNING MATURE REAR GARDEN, INTEGRAL GARAGE, EV CHARGING POINT & AMPLE OFF-ROAD PARKING



DESCRIPTION

Located within walking distance of Poynton Village, highly regarded schools and Poynton train station, this impressive four-bedroom detached 1930's family home is beautifully presented throughout. Offering approximately 1,694 sq.ft. of versatile accommodation, this attractive family home enjoys a superb balance of character, space and practicality. The accommodation briefly comprises an enclosed porch and welcoming entrance hall featuring attractive tiled flooring with underfloor heating, stairs rising to the first floor and useful under-stairs storage. To the front of the property is a beautifully presented bay-fronted dining room, providing an ideal space for formal dining and entertaining, with double doors opening into the impressive 21ft living room. Enjoying excellent proportions, the living room is centred around a stunning marble fireplace with cast-iron inset, creating an attractive focal point, whilst engineered wood flooring and French doors leading into the garden room further enhance the space. The well-appointed kitchen is fitted with an attractive range of cream shaker-style wall and base units complemented by granite work surfaces incorporating a sink with instant boiling water tap. Appliances include a Range cooker with induction hob and extractor canopy over, whilst a recessed area provides space for an American-style fridge/freezer. The kitchen benefits from underfloor heating and enjoys pleasant views over the rear garden. Opening from the kitchen is a particularly useful utility room, fitted with storage units and work surfaces, providing ample space for freestanding appliances and direct access to the rear garden. Further enhancing the ground floor accommodation is a delightful garden room, flooded with natural light and enjoying attractive views over the rear garden, together with a versatile study/playroom offering an ideal home office, children's playroom or hobby room, with internal access to the integral garage. To the first floor, the landing provides access to four well-proportioned bedrooms. The principal bedroom benefits from fitted wardrobes and an en-suite shower room. Bedroom Two is a spacious double bedroom with fitted wardrobes and plantation shutters overlooking the rear garden, whilst Bedrooms Three and Four provide excellent additional accommodation for family members, guests or home working. The family bathroom is fitted with a contemporary three-piece white suite comprising a panelled bath with shower over and glazed screen, vanity wash hand basin, concealed cistern WC, attractive tiled walls and flooring, a modern heated towel radiator and an opaque window providing natural light and ventilation. Externally, the property is set well back from the road behind an attractive lawned front garden and a generous block-paved driveway providing ample off-road parking for several vehicles, an EV charging point and access to the integral garage. Mature hedging further enhances the property's kerb appeal. A particular feature of the home is the stunning mature rear garden, offering an excellent degree of privacy and a wonderful setting for family life. Predominantly laid to lawn, the garden is surrounded by mature trees, established shrubs and well-stocked borders, creating a beautiful woodland backdrop. A paved patio and seating areas provide ideal spaces for outdoor dining and entertaining whilst enjoying the peaceful surroundings.

DIRECTIONS

SK12 1HZ

TENURE

FREEHOLD

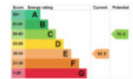
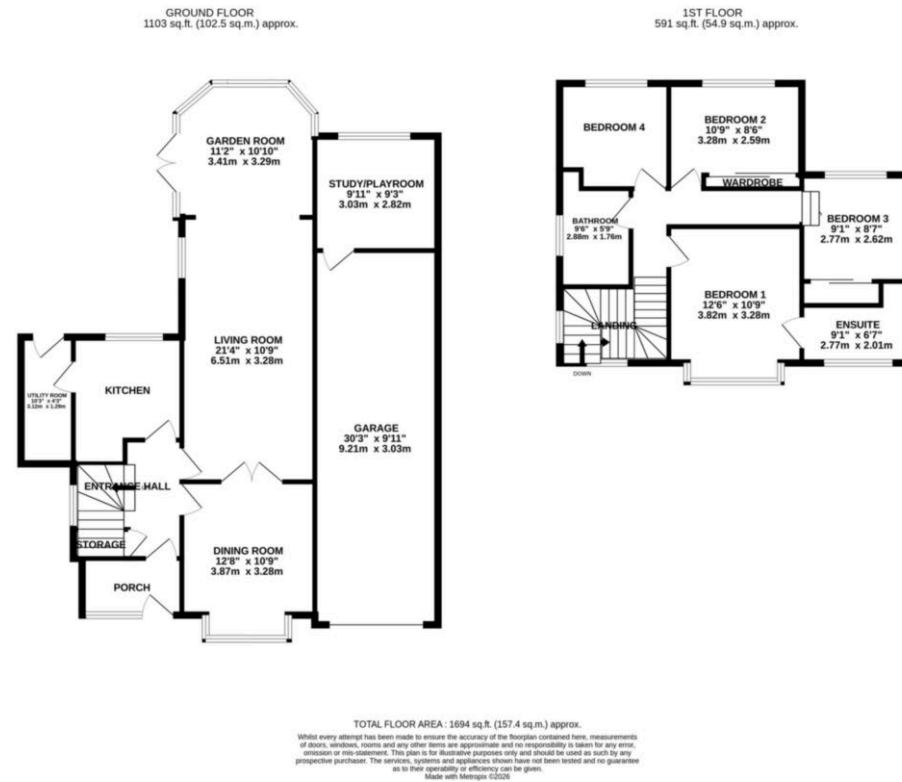
LOCAL AUTHORITY

CHESHIRE EAST COUNCIL TAX BAND E

SERVICES (NOT TESTED)

Services have not been carried out and you are advised to carry out your own enquiries and/or inspections.

FLOORPLAN & EPC



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 859888

poynton@gascoignehalman.co.uk

3 Fountain Place, Poynton, Cheshire, SK12 1QX

**GASCOIGNE
HALMAN**