



**GASCOIGNE  
HALMAN**

73 OAK GROVE, POYNTON

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THE AREAS LEADING ESTATE AGENT



## 73 OAK GROVE, POYNTON

**Offers Over £875,000**

AN EXTENDED AND IMMACULATELY PRESENTED 1930's BAY FRONTED DETACHED FAMILY HOME located in a HIGHLY SOUGHT AFTER RESIDENTIAL AREA within a FEW MINUTES walk of POYNTON VILLAGE and the TRAIN STATION. ENTRANCE PORCH, ENTRANCE HALL, FOUR RECEPTION ROOMS, MODERN FITTED KITCHEN, FOUR DOUBLE BEDROOMS, FAMILY BATHROOM and SEPARATE SHOWER ROOM. INTEGRAL GARAGE, DOUBLE WIDTH DRIVEWAY providing AMPLE OFF ROAD PARKING. LANDSCAPED FRONT and REAR GARDENS.

- A SUBSTANTIALLY EXTENDED 1930'S FOUR BEDROOM, TWO BATHROOM DETACHED FAMILY HOME
- CENTRALLY LOCATED WITHIN WALKING DISTANCE TO POYNTON VILLAGE AND THE TRAIN STATION
- IMMACULATELY PRESENTED THROUGHOUT
- FOUR SEPARATE RECEPTION ROOMS
- DOUBLE WIDTH DRIVEWAY & INTEGRAL SINGLE GARAGE
- LANDSCAPED FRONT AND REAR GARDENS



Occupying a favourable position within a popular residential location which is conveniently placed for Poynton village, the train station and a local primary school, this detached family home has been thoughtfully extended and now offers spacious well balanced accommodation throughout. The property is presented to the highest of standards throughout and in brief comprises:- A spacious entrance hall with wood flooring and staircase to the first floor. To the front of the property is the lounge, a bay-fronted reception room with plantation shutters and a feature fireplace. The second reception room is currently used as a sitting room, the main focal point of this is the feature fireplace with oak mantel and log burning stove. This room flows seamlessly into the impressive rear extension, forming a generous family room with a vaulted ceiling and skylights which allow for plenty of natural light. French doors open directly onto the rear garden. The contemporary kitchen features high gloss wall and base units, these are complemented by granite worktops and upstands. The integrated appliances include a hob with extractor, oven, microwave, fridge, freezer and dishwasher. A breakfast bar provides additional seating, while the adjoining dining room has ample space for a family dining table and chairs. To the first floor, the landing provides access to all four bedrooms, the family bathroom, and the separate shower room. The master bedroom is positioned at the front of the property and features a walk in bay window with plantation shutters, and floor to ceiling fitted wardrobes. The second and third bedrooms both include fitted wardrobes, whilst the fourth bedroom is another double bedroom. The stunning family bathroom features half panelled wall detail and includes a freestanding tub bath with floor mounted mixer tap and shower, wall mounted vanity unit with inset wash basin. In addition, there is a separate shower room, which is fully tiled and complete with a walk in shower, vanity unit with inset wash basin, and WC. Externally, the front of the property is a lawned garden and the driveway which provides ample off road parking and access to the garage. To the rear is a generous enclosed garden which is mainly laid to lawn, with a delightful Indian stone paved patio offering space for outdoor seating and dining. The garden is bordered by mature trees, hedgerow and perimeter fencing for excellent privacy and includes a garden shed for additional storage.

#### **DIRECTIONS**

SK12 1AD

#### **TENURE**

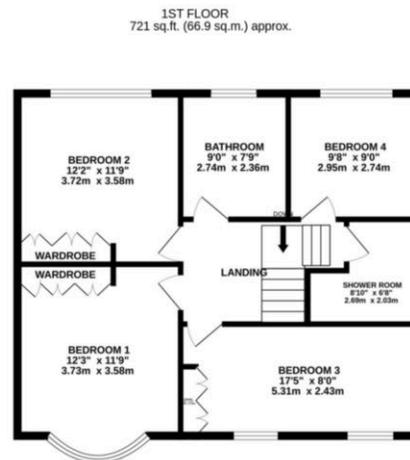
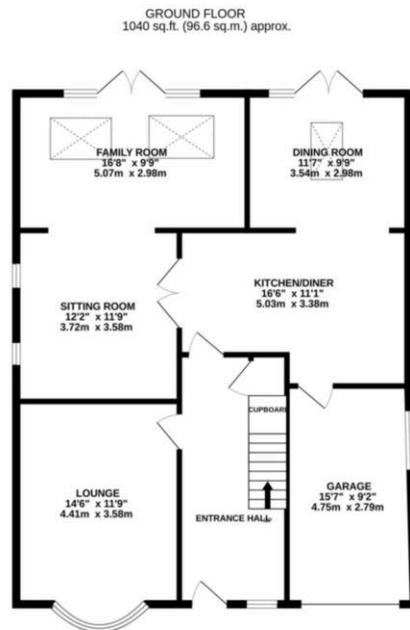
FREEHOLD.

#### **LOCAL AUTHORITY**

CHESHIRE EAST COUNCIL  
COUNCIL TAX BAND E

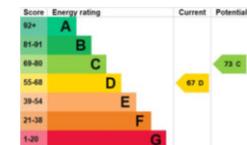
#### **SERVICES (NOT TESTED)**

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



TOTAL FLOOR AREA: 1761 sq.ft. (163.6 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

01625 859 888

poynton@gascoignehalman.co.uk

3 Fountain Place, Poynton SK12 1QX

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