



**GASCOIGNE  
HALMAN**

53 BEECH CRESCENT, POYNTON

---

THE AREAS LEADING ESTATE AGENT



## 53 BEECH CRESCENT, POYNTON

**ASKING PRICE £450,000**

A WELL PRESENTED THREE BEDROOM SEMI-DETACHED FAMILY HOME OCCUPYING A GENEROUS PLOT ON THE HIGHLY SOUGHT-AFTER "PARKLANDS" DEVELOPMENT. ENTRANCE PORCH WITH UNDERFLOOR HEATING, LOUNGE, DINING ROOM WITH FRENCH DOORS TO THE REAR GARDEN AND A FITTED KITCHEN. FIRST FLOOR LANDING, PRINCIPAL BEDROOM WITH FITTED WARDROBES, TWO FURTHER BEDROOMS AND A MODERN FAMILY BATHROOM. LANDSCAPED REAR GARDEN, SIDE PATIO AREA, DETACHED GARAGE AND DRIVEWAY PROVIDING AMPLE OFF-ROAD PARKING.

- ATTRACTIVE THREE BEDROOM SEMI DETACHED FAMILY HOME ON THE HIGHLY SOUGHT-AFTER "PARKLANDS" DEVELOPMENT
- CLOSE TO POYNTON VILLAGE, HIGHLY REGARDED SCHOOLS AND EXCELLENT TRANSPORT LINKS
- SPACIOUS LOUNGE AND DINING ROOM WITH FRENCH DOORS TO THE REAR GARDEN
- THREE WELL PROPORTIONED BEDROOMS & MODERN FAMILY BATHROOM
- BEAUTIFULLY LANDSCAPED REAR GARDEN WITH LOW-MAINTENANCE ARTIFICIAL LAWN AND PATIO AREAS
- GENEROUS PLOT WITH DETACHED GARAGE & DRIVEWAY PROVIDING AMPLE OFF ROAD PARKING





## DESCRIPTION

Located on the highly sought-after Parklands development and occupying a generous plot, this well-presented three-bedroom semi-detached family home offers deceptively spacious accommodation throughout. In brief, the accommodation comprises; an entrance porch with underfloor heating, spacious lounge and a contemporary dining room with French doors opening onto the rear garden. The fitted kitchen is appointed with a range of wall and base units and includes a built-in oven, gas hob and extractor hood, together with recess space for freestanding appliances and access to the side of the property. To the first floor, the landing provides access to three well-proportioned bedrooms, including a generous principal bedroom with fitted wardrobes, and a modern family bathroom fitted with a three-piece suite comprising a bath with shower over, vanity wash hand basin and low-level WC. Externally, the property stands on a generous plot with a lawned front garden and substantial driveway providing ample off-road parking for several vehicles, leading to a detached garage. The impressive rear garden is fully enclosed and predominantly laid with low-maintenance artificial lawn, complemented by patio seating areas ideal for outdoor entertaining and family enjoyment. A further side patio area between the house and garage provides additional outdoor seating space and convenient access to the rear garden.

## DIRECTIONS

SK12 1AP

## TENURE

FREEHOLD.

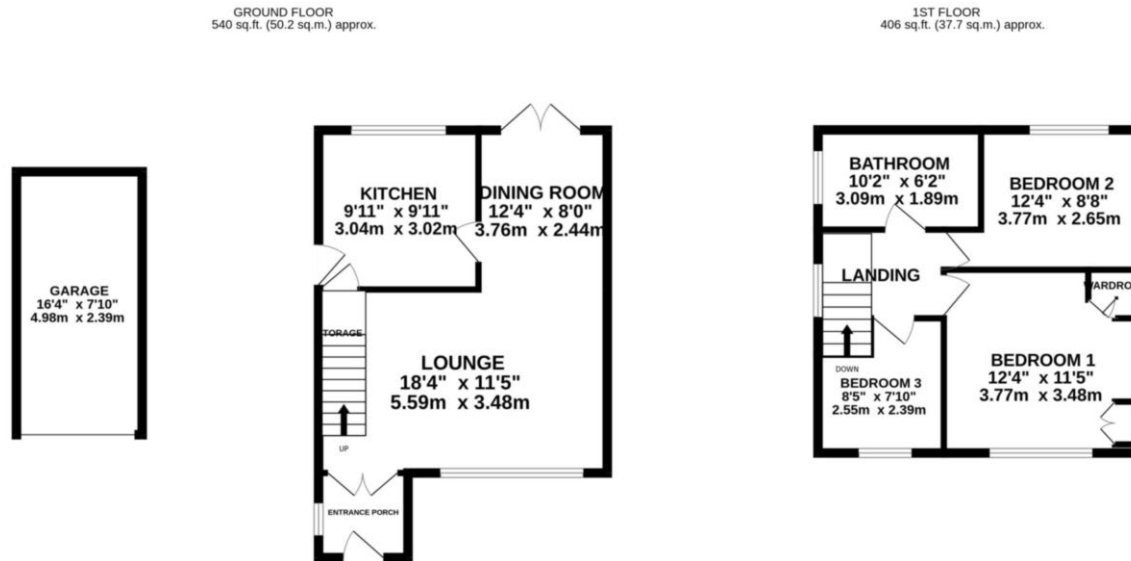
## LOCAL AUTHORITY

CHESHIRE EAST COUNCIL TAX BAND C

## SERVICES (NOT TESTED)

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

## FLOORPLAN & EPC



TOTAL FLOOR AREA : 947 sq.ft. (87.9 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.  
Made with Metropix ©2026

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**