



**GASCOIGNE  
HALMAN**

205 PARK LANE, POYNTON

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THE AREAS LEADING ESTATE AGENT



## 205 PARK LANE, POYNTON

### Offers Over £375,000

A IMMACULATELY PRESENTED TWO BEDROOM EXTENDED END TERRACE COTTAGE CENTRALLY LOCATED within POYNTON VILLAGE with OFF ROAD ROAD PARKING for SEVERAL VEHICLES. ONE DOUBLE BEDROOM AND ONE GOOD SIZED SINGLE, BATHROOM, EXTENDED KITCHEN LIVING DINING, SPACIOUS LOUNGE, FRONT COURTYARD GARDEN, LARGE REAR COURTYARD and a PRIVATE ENCLOSED GARDEN.

- \*\*\*NO ONWARD CHAIN\*\*\*
- IMMACULATELY PRESENTED TWO BEDROOM END TERRACE COTTAGE
- EXTENDED MODERN KITCHEN DINER
- CONVENIENTLY LOCATED WITHIN THE HEART OF POYNTON VILLAGE
- AMPLE OFF ROAD PARKING TO THE REAR
- PRIVATE ENCLOSED REAR GARDEN



## DESCRIPTION

Occupying an enviable position and peacefully set behind a gated front courtyard garden, this charming end terrace cottage is conveniently located in the heart of Poynton village. Only a few minutes walk to local shops, cafes, bars and restaurants. This cottage offers a wealth of charm and is immaculately presented throughout. In brief the property comprises:- an entrance porch leading into a spacious lounge, a bright and airy reception room featuring a charming exposed brick fireplace which creates a stylish focal point. The room is well proportioned and filled with natural light from the front facing window. To the rear lies an impressive open plan kitchen/dining room, which has been thoughtfully designed and extended to create a modern and sociable living space. The kitchen is fitted with a range of high quality wall and base units, complemented by coordinating work surfaces and a central island with the option for breakfast bar seating. Integrated appliances include a gas hob with extractor, double oven and dishwasher, along with a recess space for a washing machine, fridge/freezer and additional under stairs storage. The dining area enjoys an abundance of natural light via skylights and benefits from French doors opening onto the large rear courtyard and private enclosed garden, seamlessly connecting indoor and outdoor living. To the first floor is the landing providing access to both bedrooms and bathroom. The property boasts a generous main double bedroom, beautifully presented and offering excellent space for bedroom furniture. This room benefits from a front facing window with plantation shutters and features bespoke full height fitted wardrobes which provide extensive hanging and storage space. The second bedroom is a good sized single room, ideal for use as a guest bedroom, home office or nursery, and enjoys a pleasant outlook to the rear garden. The bathroom is complete with a three piece suite which includes a bath with shower over, a pedestal wash basin and WC. Externally to the front is an attractive bordered garden leading to the entrance, with side access to the rear. The rear features a pebbled driveway with ample off road parking and gated access to a private, enclosed garden, mainly laid to lawn with established borders and a patio seating area.

## DIRECTIONS

SK12 1RH

## TENURE

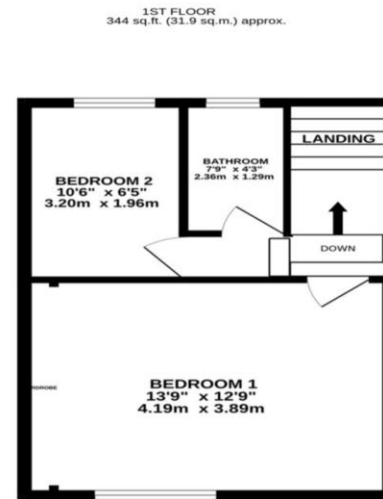
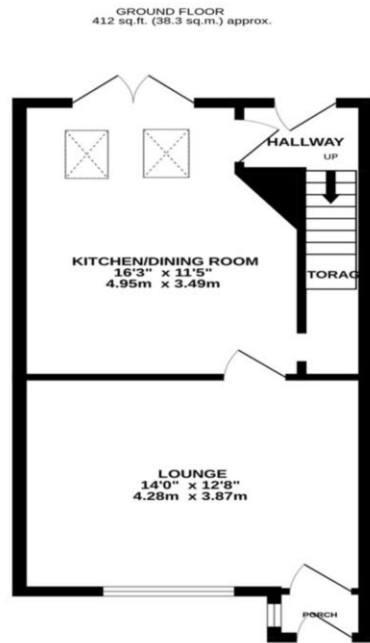
FREEHOLD

## LOCAL AUTHORITY

CHESHIRE EAST COUNCIL  
COUNCIL TAX BAND C

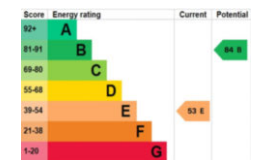
## SERVICES (NOT TESTED)

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



TOTAL FLOOR AREA: 756 sq.ft. (70.2 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 the 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, materials and specifications shown hereon have not been tested and no guarantee is to be given for any of the services or materials shown hereon.  
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## POYNTON OFFICE

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