



**GASCOIGNE  
HALMAN**

2 GLOUCESTER ROAD, POYNTON

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THE AREAS LEADING ESTATE AGENT



## 2 GLOUCESTER ROAD, POYNTON

### Offers Over £500,000

\*\* NO ONWARD CHAIN \*\* AN EXTENDED and WELL MAINTAINED FOUR BEDROOM, TWO BATHROOM DETACHED FAMILY HOME located within a DESIRABLE and CONVENIENT RESIDENTIAL AREA within a SHORT DISTANCE of LOCAL SHOPS, SCHOOLS and the VILLAGE. ENTRANCE PORCH, ENTRANCE HALL, LOUNGE, SEPARATE DINING ROOM, FITTED KITCHEN, MASTER BEDROOM, BEDROOM 2 with EN-SUITE SHOWER ROOM, TWO FURTHER BEDROOMS and FAMILY SHOWER ROOM. DRIVEWAY providing OFF ROAD PARKING. INTEGRAL SINGLE GARAGE. ESTABLISHED LANDSCAPED FRONT and REAR GARDENS.

- \*\* NO ONWARD CHAIN \*\*

- AN EXTENDED FOUR BEDROOM, TWO BATHROOM DETACHED FAMILY HOME

- TWO SEPARATE RECEPTION ROOMS

- BEDROOM WITH EN-SUITE SHOWER ROOM

- LANDSCAPED GARDENS, DRIVEWAY AND LARGE INTEGRAL GARAGE

- LOCATED WITHIN A HIGHLY SOUGHT AFTER RESIDENTIAL AREA, CLOSE TO SHOPS, LOCAL SCHOOLS & THE TRAIN STATION



Conveniently located in a short distance from the train station, local shops and both primary and secondary schools, this detached family home has been thoughtfully extended to provide well balanced accommodation over both floors. The property has been well maintained and is presented to a good standard throughout, however would now benefit from some general modernisation, should a purchaser wish to do so. In brief the property comprises :- Entrance porch, entrance hall with useful storage cupboard and stairs leading to the first floor. Lounge with walk in bay window which allows for plenty of natural light, the main focal point of this room is the feature fireplace. Double doors lead into the separate dining room which has sliding doors accesses the rear garden. The kitchen is fitted with a range of shaker style wall, base and drawer units these are complemented with roll top work surfaces over. The integrated appliances include a double oven, and gas hob with concealed extractor over. An internal door accesses the integral single garage. To the first floor the master bedroom benefits from a comprehensive range of fitted furniture. The second bedroom is another double bedroom and includes a en-suite shower room, there are two further good sized bedrooms. The family shower room is partially tiled and fitted with a double walk in shower, white high gloss combination vanity unit with concealed cistern wc and wash basin. Externally to the front of the property is a lawned garden and driveway which provides access to the integral garage. The rear garden is fully enclosed by perimeter fencing and hedgerow and is predominately laid to lawn with a delightful patio seating area, the garden is well stocked with an abundance of mature, established trees, plants and shrubs.

#### **DIRECTIONS**

SK12 1JJ

#### **TENURE**

FREEHOLD WITH A RENT CHARGE OF £10 PER ANNUM

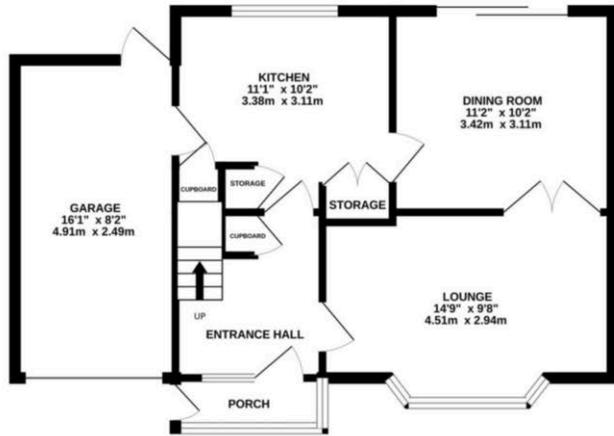
#### **LOCAL AUTHORITY**

CHESHIRE EAST COUNCIL COUNCIL TAX BAND E

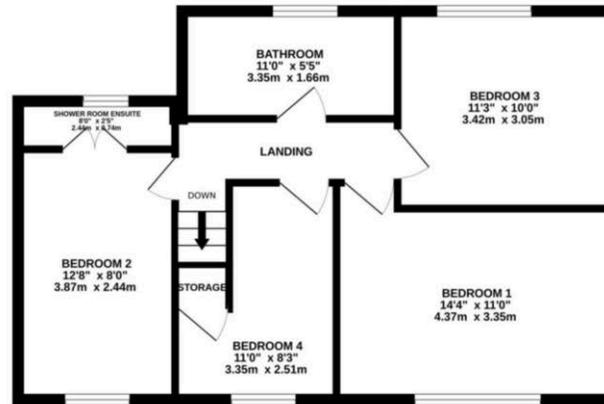
#### **SERVICES (NOT TESTED)**

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

GROUND FLOOR  
574 sq.ft. (53.3 sq.m.) approx.



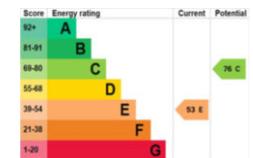
1ST FLOOR  
563 sq.ft. (52.3 sq.m.) approx.



TOTAL FLOOR AREA : 1137 sq.ft. (105.6 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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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

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