



**GASCOIGNE
HALMAN**

195 CHESTER ROAD, POYNTON

THE AREAS LEADING ESTATE AGENT



195 CHESTER ROAD, POYNTON

ASKING PRICE £900,000

AN IMMACULATELY PRESENTED FIVE BEDROOM DETACHED FAMILY HOME occupying an ENVIABLE PLOT and OFFERING SPACIOUS ACCOMMODATION THROUGHOUT. ENTRANCE HALL, TWO SEPARATE RECEPTION ROOMS and an IMPRESSIVE OPEN PLAN LIVING/DINING KITCHEN, UTILITY ROOM, DOWNSTAIRS WC and INTEGRAL GARAGE. MASTER BEDROOM WITH EN-SUITE BATHROOM, GUEST BEDROOM with EN-SUITE SHOWER ROOM, THREE FURTHER BEDROOMS and a FAMILY BATHROOM. DELIGHTFUL REAR GARDEN and LARGE DRIVEWAY WITH ELECTRIC GATE.

- A SUPERB DETACHED FAMILY HOME
- CONVENIENT LOCATION CLOSE TO POYNTON VILLAGE AND GREAT TRANSPORT LINKS
- OUTSTANDING OPEN PLAN LIVING/DINING/KITCHEN
- FIVE GOOD SIZED BEDROOMS AND THREE BATHROOMS
- DELIGHTFUL SOUTH FACING REAR GARDEN
- LARGE DRIVEWAY PROVIDING AMPLE OFF ROAD PARKING



Occupying a fantastic location close to Poynton Village, local primary schools and transport links this detached family home boasts over 2000 sq ft of immaculately presented accommodation. In brief the accommodation comprises of:- Porch leading to the entrance hall with useful under the stairs storage cupboard, lounge with bay window and feature fireplace. To the rear of the property sits the open plan living/dining/kitchen, the dining area has bi-fold doors leading to the patio, the kitchen has been comprehensively fitted with a range of high gloss base cupboards and drawers with integrated appliances including AEG induction hob with extractor hood over, AEG oven and AEG microwave oven with warming drawer AEG fridge and dishwasher. To the left of the kitchen is a utility room and to the right is the family/cinema room which also has bi-folding doors leading to the garden. There is also a downstairs w/c and integral garage. To the first floor the master bedroom is fitted with floor to ceiling fitted wardrobes and the luxurious en-suite comprises:- free standing bath with waterfall taps and shower attachment, his and hers wash hand basing set in a vanity units with cupboards below, walk in shower and low level w.c. The second bedroom over looks the rear garden, and benefits from a well appointed en suite shower room with walk in shower. There are three further good sized bedrooms and a stunning family tiled bathroom with three piece suite. Externally to the front, the property is set back from the road and has a large driveway providing ample off road parking with an electric gate. To the rear is a delightful south facing private garden, mainly laid to lawn with Indian stone flagged patio area, the garden is well stocked with a variety of established trees, shrubs and plants and also has a decked seating area to the back of the garden.

DIRECTIONS

SK12 1DS

TENURE

FREEHOLD

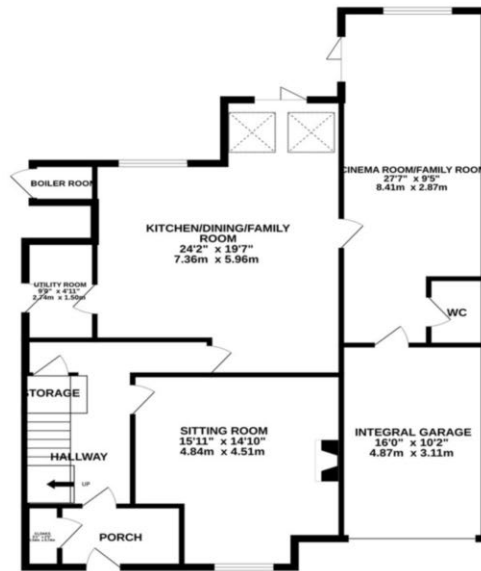
LOCAL AUTHORITY

CHESHIRE EAST COUNCIL COUNCIL TAX BAND F

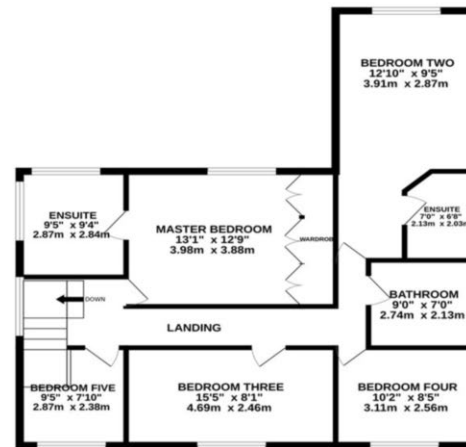
SERVICES (NOT TESTED)

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

GROUND FLOOR
1204 sq.ft. (111.9 sq.m.) approx.



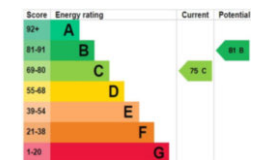
1ST FLOOR
873 sq.ft. (81.2 sq.m.) approx.



TOTAL FLOOR AREA: 2078 sq.ft. (193.0 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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