



**GASCOIGNE  
HALMAN**

FAIR VIEW, 10 ALDERLEY CLOSE, POYNTON

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THE AREAS LEADING ESTATE AGENT



## FAIR VIEW, 10 ALDERLEY CLOSE, POYNTON

**Asking Price £650,000**

A FOUR BEDROOM DETACHED FAMILY HOME occupying a FAVOURABLE position within a peaceful CUL-DE-SAC and a HIGHLY REGARDED RESIDENTIAL LOCATION WITHIN WALKING DISTANCE of LOCAL SCHOOLS, COUNTRYSIDE WALKS and POYNTON VILLAGE. ENTRANCE HALL, DOWNSTAIRS SHOWER ROOM and WC, LOUNGE, FITTED DINING KITCHEN, DINING ROOM, CONSERVATORY, FOUR WELL PROPORTIONED BEDROOMS and FAMILY BATHROOM. BLOCK PAVED DRIVEWAY providing AMPLE OFF ROAD PARKING. INTEGRAL DOUBLE GARAGE. FRONT PATIO. LANDSCAPED FRONT and REAR EAST FACING GARDEN.

- A FOUR BEDROOM DETACHED FAMILY HOME
- TWO SEPARATE RECEPTION ROOMS AND CONSERVATORY
- FOUR WELL PROPORTIONED BEDROOMS WITH FITTED WARDROBES
- DOWNSTAIRS SHOWER ROOM AND WC
- INTEGRAL GARAGE AND BLOCK PAVED DRIVEWAY PROVIDING AMPLE OFF ROAD PARKING
- LANDSCAPED FRONT AND REAR GARDENS





## DESCRIPTION

Occupying an enviable elevated position within a quiet cul-de-sac and a highly sought after residential area which is ideally placed for local schools, the village, countryside walks and also enjoys unrestricted views over open fields towards the iconic 'Pepper Pot' in Lyme Park. This detached family home offers deceptively spacious and well-balanced accommodation throughout and in brief comprises:- Entrance Hall with open staircase leading to the first floor, useful built in storage and a convenient downstairs shower room which includes a low level wc, pedestal wash basin and an enclosed shower. To the rear of the property is a bright and comfortable lounge which features a fireplace and enjoys a large bay window that allows for plenty of natural light and double doors opening into a generous sitting/dining room, ideal for more formal dining or as an additional reception room. The lounge also provides access to the conservatory which enjoys panoramic views over the rear garden and is truly a standout feature of the home. The kitchen is well proportioned and fitted with a comprehensive range of cream shaker style wall and base units, contrasting worktops, and integrated appliances, including a double oven, gas hob, concealed extractor over and a dishwasher. A central breakfast island adds valuable workspace and informal seating. A door provides access to the side of the property, allowing direct access to the rear garden and integral garage, which provides secure parking or additional storage and has further potential, subject to the necessary consents. To the first floor, is a spacious landing which provides access to all bedrooms and the family bathroom. The property offers four well proportioned bedrooms, all benefiting from fitted wardrobes. The main bedroom and second bedroom also include further storage rooms. The fourth bedroom is a good sized single room, ideal for use as a bedroom or home office. The family bathroom is fitted with a four piece suite comprising a panelled bath with shower and screen over, pedestal wash basin, a low level wc and a bidet. The room is fully tiled and finished with a frosted window allowing for plenty of natural light. Externally, the property benefits from well maintained gardens to both the front and rear, enjoying a pleasant degree of privacy. To the front, there is a neatly laid lawn complemented by mature planted borders and a spacious block paved driveway providing parking for multiple vehicles, and leading to the integral double width garage. A covered front patio seating area creates an attractive and sheltered space to enjoy the outlook across the garden. The rear garden is predominantly laid to lawn and is bordered by established hedging, trees, and well stocked flower beds, creating a beautifully secluded space which is not overlooked and enjoys a high degree of privacy. A paved terrace adjacent to the conservatory offers an ideal space for outdoor dining and entertaining, while additional seating areas and pathways enhance the usability of the plot. The garden also benefits from two timber sheds and enjoys a high degree of seclusion.

## DIRECTIONS

SK12 1XA

## TENURE

FREEHOLD.

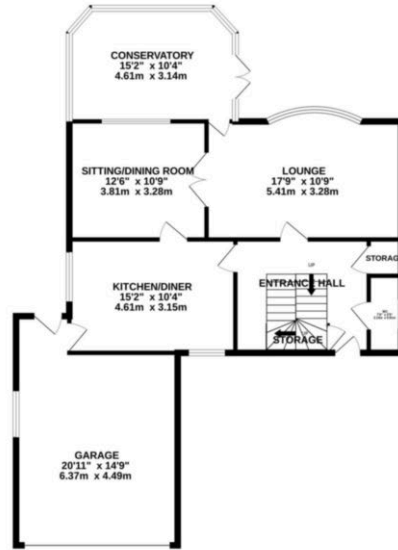
## LOCAL AUTHORITY

CHESHIRE EAST COUNCIL.  
COUNCIL TAX BAND F

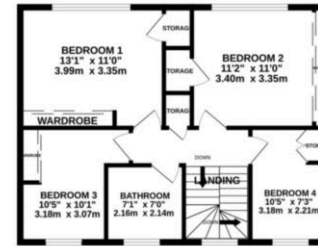
## SERVICES (NOT TESTED)

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

GROUND FLOOR  
1070 sq.ft. (99.4 sq.m.) approx.



1ST FLOOR  
604 sq.ft. (56.2 sq.m.) approx.



TOTAL FLOOR AREA: 1675 sq.ft. (155.6 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 is given as to their operability or efficiency can be given.  
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## POYNTON OFFICE

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