



**GASCOIGNE
HALMAN**

5 MERTON ROAD, POYNTON

THE AREAS LEADING ESTATE AGENT



5 MERTON ROAD, POYNTON

£350,000

A WELL APPOINTED DOUBLE FRONTED TWO BEDROOM SEMI-DETACHED FAMILY HOME located on the outskirts of Poynton village and within WALKING DISTANCE of Poynton train station. LOUNGE with FEATURE FIREPLACE, 14FT DINING KITCHEN, TWO DOUBLE BEDROOMS and FAMILY BATHROOM. OFF ROAD PARKING for SEVERAL CARS. GENEROUS LANDSCAPED WEST FACING REAR GARDEN.

- A TWO DOUBLE BEDROOM SEMI-DETACHED HOME

- CONVENIENTLY PLACED FOR POYNTON VILLAGE, TRAIN STATION & LOCAL SCHOOLS

- SPACIOUS DUAL ASPECT LOUNGE WITH FEATURE FIREPLACE

- 14FT DINING KITCHEN

- GENEROUS PRINCIPAL BEDROOM WITH EXTENSIVE FITTED FURNITURE

- LARGE PRIVATE REAR GARDEN WITH OUTBUILDING, TWO TIMBER SHEDS & AMPLE DRIVEWAY PARKING FOR MULTIPLE VEHICLES



Located within 20mins walk of bars and eateries of Poynton central roundabout and less than 10 mins walk to Poynton train station, with Deva Fields for dog walking and leisure activities on your doorstep, this semi-detached family home is well presented throughout and offers deceptively spacious and well balanced accommodation throughout. The property comprises of:- Entrance hall with stairs leading to the first floor and large lounge with feature fireplace and living flame gas fire, dual aspect windows provide plenty of natural light. The dining kitchen is comprehensively fitted with an extensive range of shaker style wall, base and drawer units with worktops over, there is appliance recess space and an integrated dishwasher, the remainder of the room has ample space for a dining table and chairs and there is access to the rear garden. To the first floor the master bedroom includes a fitted floor to ceiling wardrobes, bedside tables and storage cupboards, the second bedroom is another double bedroom. The shower room is partially tiled and includes a corner shower cubicle, low level wc and wash basin with storage cupboard below. Externally to the front of the property is a double width driveway which provides ample off road parking. The generous West facing rear garden is enclosed by mature hedgerow and is predominately laid to lawn.

DIRECTIONS

SK12 1HL

TENURE

FREEHOLD

LOCAL AUTHORITY

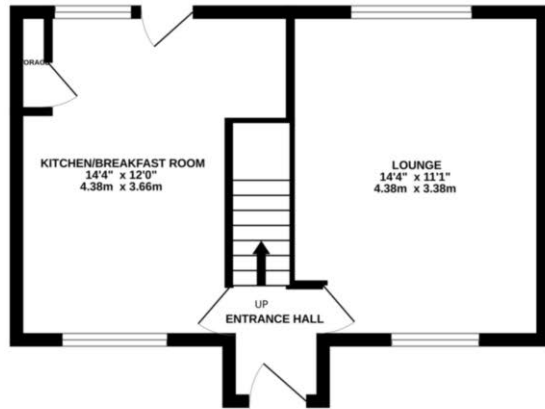
CHESHIRE EAST COUNCIL COUNCIL TAX BAND B

SERVICES (NOT TESTED)

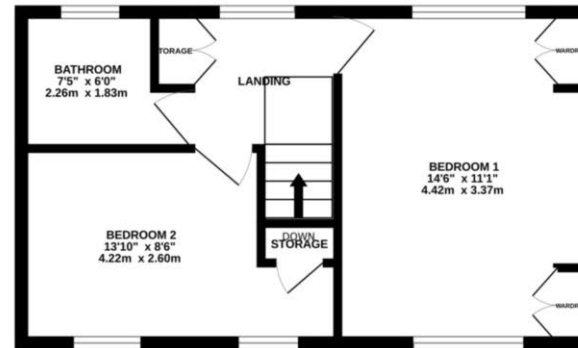
SERVICES HAVE NOT BEEN TESTED AND YOU ARE ADVISED TO MAKE YOUR OWN ENQUIRES AND/OR OWN INSPECTIONS.

FLOORPLAN

GROUND FLOOR
342 sq.ft. (31.8 sq.m.) approx.



1ST FLOOR
361 sq.ft. (33.6 sq.m.) approx.



TOTAL FLOOR AREA: 704 sq.ft. (65.4 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**