



**GASCOIGNE
HALMAN**

47A, LONDON ROAD NORTH, POYNTON

THE AREAS LEADING ESTATE AGENT



47A, LONDON ROAD NORTH, POYNTON

Asking Price £700,000

AN IMMACULATELY PRESENTED and DECEPTIVELY SPACIOUS THREE DOUBLE BEDROOM DETACHED FAMILY HOME OCCUPYING a CENTRAL POSITION within POYNTON VILLAGE. ENTRANCE HALL, LOUNGE, OFFICE, MODERN L-SHAPED OPEN PLAN LIVING DINING KITCHEN, UTILITY ROOM, DOWNSTAIRS WC, 21FT MASTER BEDROOM with EN-SUITE SHOWER ROOM, TWO FURTHER DOUBLE BEDROOMS and FAMILY BATHROOM. ELECTRIC GATED DRIVEWAY providing AMPLE OFF ROAD PARKING. GENEROUS WEST FACING ENCLOSED LANDSCAPED REAR GARDEN with BESPOKE GARDEN STUDIO.

- A DECEPTIVELY SPACIOUS THREE DOUBLE BEDROOM DETACHED FAMILY HOME

- TWO SEPARATE RECEPTION ROOMS & MODERN OPEN PLAN LIVING DINING KITCHEN

- UTILITY ROOM & DOWNSTAIRS WC

- MASTER BEDROOM WITH STUNNING EN-SUITE SHOWER ROOM

- GATED DRIVEWAY PROVIDING AMPLE OFF ROAD PARKING. LANDSCAPED 105FT WEST FACING REAR GARDEN WITH BESPOKE GARDEN STUDIO

- CENTRALLY LOCATED WITHIN A FEW MINUTES WALK TO POYNTON VILLAGE



Occupying an enviable central position being within only a few minutes walk of Poynton village, "The Old Police Station" is a beautifully presented, modern detached family home that offers 1726 sq ft of spacious accommodation finished to a high specification. In brief the property comprises:- Entrance Hall with stairs leading to the first floor and Porcelain tiled flooring. To the front of the property is the second reception room which is currently used as a home office but would also be ideal as a children s playroom.. The lounge features a walk in bay window which allows for plenty of natural light, glazed french doors lead into the L-Shaped open plan living dining kitchen which spans the width of the property. The kitchen is fitted with a comprehensive range of wall and base units these are complemented by quartz worktops over. The integrated appliances include Siemens induction hob with concealed extractor over and mirrored splashback detailing, Siemens oven, AEG oven and Fridge/freezer. The remainder of the room has ample space for a formal dining table and chairs, and lounge seating area. Bi-folding doors give views and access to the rear decked seating area. A separate utility room provides additional storage and laundry facilities, and leads to the downstairs wc complete with WC and wash basin. To the first floor the 21ft master bedroom overlooks the rear gardens and is fitted with floor to ceiling shaker style wardrobes and a built-in dressing table, the stunning En-suite shower room is partially tiled and fitted with a double walk in shower, low level wc, and vanity unit with wash basin inset. There are two further double bedrooms and the contemporary family bathroom complete with a panelled bath with shower over, and combined vanity unit with concealed cistern wc and wash basin inset. Externally to the front of the property is an electric gated tarmac driveway which provides ample secure off road parking with intercom entry system. The landscaped West facing garden extends over 105ft, it is fully enclosed by perimeter fencing and is predominately laid to lawn, with flowerbed borders and a spacious raised decked seating area with pergola. A pebbled path leads to the rear of garden and to the Egyptian limestone patio and the fully insulated garden studio (15ft 6 x 9ft), complete with electricity and French doors.

DIRECTIONS

SK12 1AF

TENURE

LEASEHOLD 999 YEAR LEASE FROM 26/09/1900 £2.95 GROUND RENT PER ANNUM 874 YEARS REMAIN THE ADDITIONAL GARDEN AREA IS FREEHOLD

LOCAL AUTHORITY

CHESHIRE EAST COUNCIL COUNCIL TAX BAND D

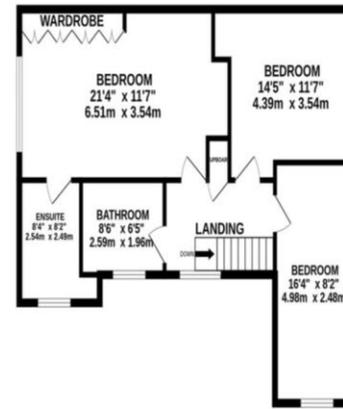
SERVICES (NOT TESTED)

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

GROUND FLOOR
1025 sq.ft. (95.2 sq.m.) approx.



1ST FLOOR
702 sq.ft. (65.2 sq.m.) approx.



TOTAL FLOOR AREA: 1726 sq.ft. (160.4 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. SK12 1QX

**GASCOIGNE
HALMAN**