



**GASCOIGNE  
HALMAN**

8 BROCKLEHURST CRESCENT, POYNTON

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THE AREAS LEADING ESTATE AGENT



## 8 BROCKLEHURST CRESCENT, POYNTON

AN IMMACULATELY PRESENTED FOUR BEDROOM FAMILY HOME, occupying an ENVIABLE POSITION within the HIGHLY SOUGHT AFTER KINGSWOOD DEVELOPMENT, ENTRANCE HALL, DOWNSTAIRS WC, LOUNGE, BRAND NEW MODERN DINING KITCHEN, UTILITY, MASTER BEDROOM with EN-SUITE SHOWER ROOM, THREE FURTHER BEDROOMS and a MODERN FAMILY BATHROOM. DRIVEWAY providing AMPLE OFF ROAD PARKING. DETACHED GARAGE. STORE ROOM and GARDEN ROOM within the STUNNING ENCLOSED SOUTH FACING LANDSCAPED GARDEN.

- \*\* NO CHAIN \*\*

- A RECENTLY CONSTRUCTED FOUR BEDROOM, TWO BATHROOM DETACHED FAMILY HOME BUILT BY BLOOR HOMES

- IMMACULATELY PRESENTED THROUGHOUT

- BRAND NEW MODERN FITTED KITCHEN WITH QUARTZ WORKTOPS AND INTEGRATED APPLIANCES

- UTILITY & DOWNSTAIRS WC

- DRIVEWAY PROVIDING AMPLE OFF ROAD PARKING, DETACHED GARAGE AND SOUTH FACING LANDSCAPED GARDEN





Constructed by the highly regarded "Bloor Homes", this four-bedroom detached family home occupies an enviable position with views over open space to the front aspect within the popular Kingswood development, which is ideally located for Poynton village, the train station and the A555. In brief the accommodation comprises: - Entrance hall with stairs leading to the first floor and downstairs WC which is fitted with a white modern two piece suite. To the front of the property is a 15ft lounge. The dining kitchen spans the width of the property and has been fitted with an extensive range of modern high gloss work, base and drawer units which are complemented by quartz worktops and upstands, the integrated appliances include a double oven, microwave, induction hob with extractor over, dishwasher and fridge/freezer. The remainder of the room has ample space for a formal dining table and chairs and the French doors provide plenty of natural light and access the rear garden. The utility room provides additional storage and laundry facilities. To the first floor there are four well proportioned bedrooms. The master bedroom benefits from an en-suite shower room with walk in shower cubicle, low level wc, and vanity unit with wash basin inset. The family bathroom is partially tiled and fitted with a modern white three piece suite which includes a panelled bath with hand held shower, low level wc and vanity unit with inset wash basin. Externally to the front of the property is a garden which features artificial grass, to the side is the tarmac driveway which provides ample off-road parking and leads to the detached single garage. The South facing rear garden is fully enclosed by perimeter fencing and is mainly laid to lawn with a delightful decked seating area and established trees, plants and shrubs. The store room and outbuilding have mains electric and would make a perfect workshop, home office and/or gym dependant on a buyers requirements.

#### **DIRECTIONS**

SK12 1FH

#### **TENURE**

FREEHOLD

#### **LOCAL AUTHORITY**

CHESHIRE EAST COUNCIL TAX BAND E

#### **SERVICES**

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



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