



**GASCOIGNE
HALMAN**

12 DICKENS LANE, POYNTON

THE AREAS LEADING ESTATE AGENT



12 DICKENS LANE, POYNTON

Offers Over £725,000

A THOUGHTFULLY EXTENDED and IMMACULATELY PRESENTED FOUR BEDROOM 1930'S DETACHED FAMILY HOME OCCUPYING an ENVIABLE SIZED SOUTH FACING POSITION CONVENIENTLY PLACED for POYNTON VILLAGE and LOCAL SCHOOLS. ENTRANCE PORCH, ENTRANCE HALL, LOUNGE with FEATURE FIREPLACE, SITTING/DINING ROOM, STUDY, MODERN FITTED KITCHEN, UTILITY ROOM and DOWNSTAIRS WC. FOUR WELL PROPORTIONED BEDROOMS, FAMILY BATHROOM and SEPARATE SHOWER ROOM. DRIVEWAY PROVIDING AMPLE OFF ROAD PARKING. INTEGRAL SINGLE GARAGE. MATURE LANDSCAPED GARDENS.

- AN EXTENDED 1930'S FOUR BEDROOM DETACHED FAMILY HOME
- IMMACULATELY PRESENTED THROUGHOUT
- THREE SEPARATE RECEPTION ROOMS
- UTILITY ROOM & DOWNSTAIRS WC
- FAMILY BATHROOM & SEPARATE SHOWER ROOM
- DRIVEWAY PROVIDING AMPLE OFF ROAD PARKING, INTEGRAL GARAGE AND LANDSCAPED SOUTH FACING REAR GARDEN



Located within a highly sought after residential area being within close proximity to local primary/secondary schools and the village, this extended four bedroom detached family home offers well presented and deceptively spacious accommodation over both floors. The property occupies a favourable sized plot and in brief comprises:- Entrance Porch and entrance hall with turning staircase leading to the first floor and useful storage cupboard. The lounge can be found to the front of the property, the main focal point of this room is the feature cast iron fireplace with living flame gas fire, the walk in bay window allows for plenty of natural light. Double doors access the sitting/dining room which extends over 23ft and has views over the South facing rear gardens. The third reception room is currently used as a study, it would also be perfect as a children's playroom. The kitchen is comprehensively fitted with a range of wall, base and drawer unit these are complemented by granite worktops and upstands. The dishwasher is integrated and there is recess space for a fridge/freezer and range style cooker with concealed extractor hood over. The downstairs wc is fitted with modern two piece suite and the utility room is recently refitted with modern wall and base units and provides ample laundry facilities and internal access into the garage. To the first floor is the spacious landing and three double bedrooms, the fourth is a good sized single. The family bathroom includes a claw foot bath, low level wc, vanity unit with wash basin inset and chrome heated towel rail. The separate shower room is partially tiled and fitted with a shower cubicle, low level wc and pedestal wash basin. Externally to the front of the property is an established lawned garden area and Indian stone driveway providing ample off road parking and access to the garage. The South Facing rear garden is fully enclosed by perimeter hedgerow and is mainly laid to lawn with a delightful decked seating area, the garden is well stocked with an abundance of established trees, plants and shrubs.

DIRECTIONS

SK12 1NL

TENURE

FREEHOLD

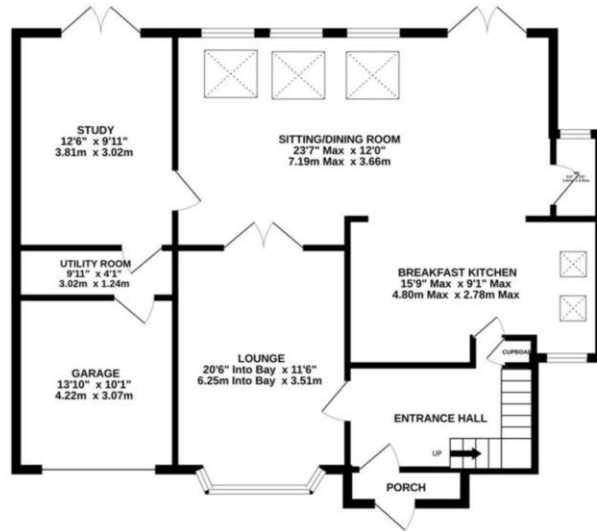
LOCAL AUTHORITY

CHESHIRE EAST COUNCIL TAX BAND E

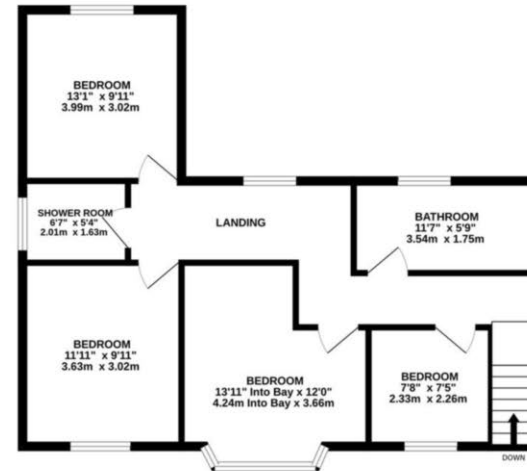
SERVICES (NOT TESTED)

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

GROUND FLOOR
968 sq.ft. (89.9 sq.m.) approx.



1ST FLOOR
648 sq.ft. (60.2 sq.m.) approx.



TOTAL FLOOR AREA: 1616 sq.ft. (150.1 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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