



**GASCOIGNE  
HALMAN**

BALCARY, WOODFORD ROAD, POYNTON

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THE AREAS LEADING ESTATE AGENT



## BALCARY, WOODFORD ROAD, POYNTON

### OFFERS OVER £550,000

A THOUGHTFULLY EXTENDED and BEAUTIFULLY PRESENTED FOUR BEDROOM, TWO BATHROOM 1930'S SEMI DETACHED FAMILY HOME OCCUPYING a SEMI RURAL POSITION with OPEN VIEWS to the REAR. ENTRANCE HALL, DINING ROOM, LOUNGE, STUNNING L-SHAPED DINING KITCHEN, UTILITY ROOM, DOWNSTAIRS SHOWER ROOM and BOOT ROOM. THREE DOUBLE BEDROOMS, A SINGLE BEDROOM and MODERN FAMILY BATHROOM. DOUBLE WIDTH HERRINGBONE DRIVEWAY providing AMPLE OFF-ROAD PARKING and LARGE LANDSCAPED REAR GARDEN with OPEN ASPECT.

- A SUBSTANTIALLY EXTENDED FOUR BEDROOM 1930'S SEMI DETACHED FAMILY HOME
- OCCUPYING A SEMI RURAL LOCATION
- PRESENTED TO A HIGH STANDARD THROUGHOUT
- TWO SEPARATE RECEPTION ROOMS & BEAUTIFULLY APPOINTED L-SHAPED DINING KITCHEN
- UTILITY ROOM AND DOWNSTAIRS SHOWER ROOM
- DOUBLE WIDTH BLOCK PAVED HERRINGBONE DRIVEWAY PROVIDING AMPLE OFF ROAD PARKING & LARGE LANDSCAPED GARDEN WITH REAR VIEWS OVER NEIGHBOURING FIELDS





Located within a semi-rural area conveniently placed for both Poynton/Bramhall villages and the A555, this 1930's extended semi-detached home now offers deceptively spacious and immaculately presented accommodation throughout. In brief the property comprises: - Entrance Hall with stairs leading to the first floor. To the front of the property is the dining room, the walk-in bay window allows plenty of natural light and there is ample space for a formal dining table and chairs. The lounge features a wood burning stove and French doors lead into the L-shaped dining kitchen which has been refitted with a comprehensive range of shaker style wall, base and drawer units these are complemented by quartz worktops and upstands. The integrated appliances include a fridge/freezer, dishwasher and microwave, there is recess space for a range style cooker. A breakfast bar area is ideal for informal dining and French doors access the rear garden. The utility room provides ample laundry facilities and additional storage. The downstairs shower room is complete with modern three-piece suite and leads to the boot room. To the first floor there are three double bedrooms and a single bedroom. The family bathroom is partially tiled and includes a tongue and groove panelled bath with shower over, concealed cistern wc and vanity unit with countertop wash basin and mixer tap over. Externally to the front of the property is a gravelled garden and herringbone block paved double width driveway which provides ample off-road parking. The large rear garden is enclosed by mature hedgerow and is mainly laid to lawn, with a delightful Indian stone patio seating area, the garden boasts open aspect views over neighbouring fields.

#### **DIRECTIONS**

SK12 1ED

#### **TENURE**

FREEHOLD

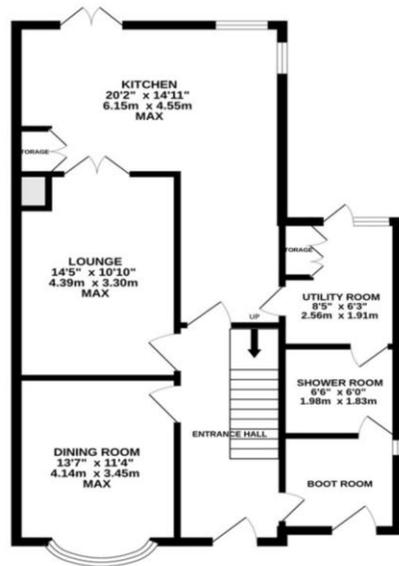
#### **LOCAL AUTHORITY**

CHESHIRE EAST COUNCIL COUNCIL TAX BAND D

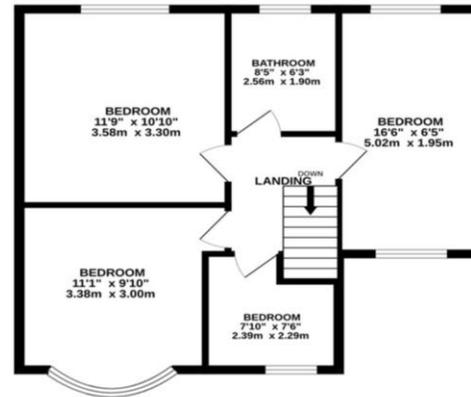
#### **SERVICES (NOT TESTED)**

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

GROUND FLOOR  
661 sq.ft. (61.4 sq.m.) approx.



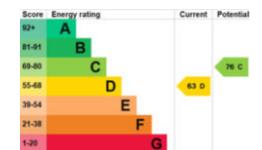
1ST FLOOR  
577 sq.ft. (53.5 sq.m.) approx.



TOTAL FLOOR AREA: 1238 sq.ft. (115.0 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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## POYNTON OFFICE

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