



**GASCOIGNE
HALMAN**

9 HARTLAND CLOSE, POYNTON

THE AREAS LEADING ESTATE AGENT



9 HARTLAND CLOSE, POYNTON

A LOVELY FOUR BEDROOM DETACHED FAMILY HOME in a DESIRABLE CUL DE SAC LOCATION. ENTRANCE PORCH, LOUNGE, DINING/SITTING AREA, KITCHEN, MASTER BEDROOM, THREE FURTHER BEDROOMS and FAMILY BATHROOM. DRIVEWAY. INTEGRAL GARAGE with ELECTRIC DOOR. LANDSCAPED FRONT and REAR SOUTH FACING GARDENS.

- FOUR BEDROOM DETACHED FAMILY HOME
- LOCATED ON THE HIGHLY SOUGHT AFTER "GLASTONBURY DRIVE" DEVELOPMENT
- CUL DE SAC LOCATION
- POTENTIAL FOR FURTHER ENHANCEMENTS THROUGHOUT
- LANDSCAPED FRONT AND REAR SOUTH FACING GARDEN
- DRIVEWAY & LARGE INTEGRAL GARAGE WITH ELECTRIC DOOR



DESCRIPTION

Located on the popular "Glastonbury Drive" residential development, this detached family home occupies a favourable position. The property has the potential for further enhancements throughout and in brief the property comprises of:- Porch with a built in cupboard for additional storage, The Lounge/Dining Room is over 23" in length and features a stone fireplace with electric fire inset, it has a window to the front and to the rear there are sliding doors which allows for plenty of natural light and leads out to the stunning rear garden. The kitchen is fitted with a range of wall, base and drawer units and provides access to the integral garage. To the first floor, there are three well proportioned bedrooms and a good sized fourth bedroom. The family bathroom includes a bath with shower over, low level wc and pedestal wash basin. Externally to the front of the property, is a driveway which provides ample off road parking and leads to the integral garage. The rear South facing garden includes a patio area and it is fully enclosed by perimeter fencing and is predominately laid to lawn with a variety of plants and shrubs.

DIRECTIONS

SK12 1ET

TENURE

LEASEHOLD 999 YEAR LEASE, 950 YEARS REMAINING. GROUND RENT £9 PER ANNUM.

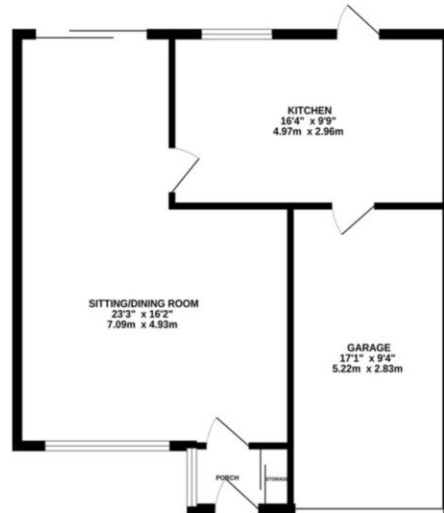
LOCAL AUTHORITY

CHESHIRE EAST COUNCIL TAX BAND E

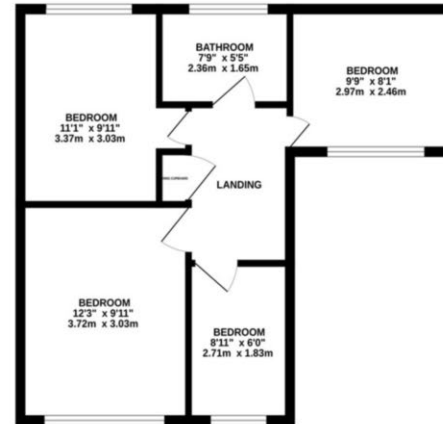
SERVICES (NOT TESTED)

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

GROUND FLOOR
646 sq.ft. (60.1 sq.m.) approx.



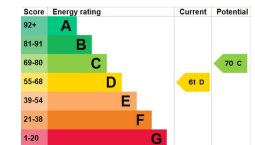
1ST FLOOR
450 sq.ft. (41.8 sq.m.) approx.



TOTAL FLOOR AREA: 1096 sq.ft. (101.9 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 ©2025

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 859 888

poynton@gascoignehalman.co.uk

3 Fountain Place, Poynton, SK12 1QX

**GASCOIGNE
HALMAN**