



**GASCOIGNE
HALMAN**

33 WOODSIDE LANE, POYNTON

THE AREAS LEADING ESTATE AGENT



33 WOODSIDE LANE, POYNTON

Offers over £925,000

A FOUR DOUBLE BEDROOM DETACHED FAMILY HOME PRESENTED to the HIGHEST of STANDARDS THROUGHOUT. OCCUPYING a FAVOURABLE CUL-DE-SAC POSITION within WALKING DISTANCE of POYNTON VILLAGE. ENTRANCE HALL, DOWNSTAIRS WC, LOUNGE with FEATURE FIREPLACE, DINING/SITTING ROOM, BESPOKE DINING KITCHEN BY THE MAIN COMPANY, UTILITY/BOOT ROOM, STUDY/OFFICE, MASTER BEDROOM with EN-SUITE SHOWER ROOM, THREE FURTHER DOUBLE BEDROOMS and FAMILY BATHROOM. BLOCK PAVED DOUBLE WIDTH DRIVEWAY providing AMPLE OFF ROAD PARKING. GARAGE. LANDSCAPED GARDENS.

- AN IMMACULATLY PRESENTED FOUR DOUBLE BEDROOM, TWO BATHROOM DETACHED FAMILY HOME

- THREE SEPARATE RECEPTION ROOMS PLUS CONSERVATORY

- 19FT STUNNING BESPOKE DINING KITCHEN BY "THE MAIN COMPANY"

- UTILITY/BOOT ROOM AND DOWNSTAIRS WC

- PRIME CUL-DE-SAC POSITION WITHIN A HIGHLY DESIRABLE RESIDENTIAL AREA WITHIN WALKING DISTANCE TO THE VILLAGE

- DOUBLE WIDTH BLOCKED PAVED DRIVEWAY, INTEGRAL SINGLE GARAGE AND LANDSCAPED GARDENS





Occupying an enviable position within a quiet cul-de-sac which is perfectly located within a few minutes walk to the village and also Poynton Pool, this detached family home is presented to exacting standards throughout. The property has been remodelled and updated by the current owners and offers spacious versatile accommodation which in brief comprises:- Entrance hall with open staircase leading to the first floor and downstairs wc fitted with a wall hung wc and wash basin. The lounge extends over 19ft, the main focal point of this room is the feature limestone fireplace with log effect gas fire inset, triple aspect windows provide plenty of natural light. The second reception room is currently used as a sitting room but would also be perfect as a formal dining room. The dining kitchen has been refitted with an extensive range of bespoke hand-painted and reclaimed oak wall, base and drawer units these are complemented by quartz worktops and splashbacks. There is a recess space for a range style cooker with extractor and space for an American style fridge freezer. The remainder of the room has adequate space for a formal dining table and chairs. Sliding doors lead into the conservatory which offers an additional reception space which overlooks the rear garden. The utility room provides laundry facilities, additional storage space and internal access to the garage. Completing the ground floor accommodation is the office/study which includes custom made office furniture.

To the first floor the landing has a two useful storage cupboards. The master bedroom features a beautifully appointed fully tiled en-suite shower room which is fitted with a double walk in shower, with overhead and handheld shower, wall hung wc, "his and hers" wall hung vanity units with wash basin inset and chrome heated towel rail. There are three further double bedrooms and a fully tiled family bathroom complete with panelled bath with shower over, concealed cistern wc, wall hung vanity unit with wash basin inset and chrome heated towel rail. To the front of the property is a lawned garden and double width Herringbone driveway providing ample off road parking for multiple vehicles and access to the garage. The rear garden is fully enclosed by perimeter fencing and is predominately laid to lawn with well stocked raised flowerbed borders, there is also a delightful patio seating area.

DIRECTIONS

SK12 1BB

TENURE

LEASEHOLD 999 YEAR LEASE FROM 01/01/1989 962 YEARS
REMAINING GROUND RENT £230.00 PER ANNUM

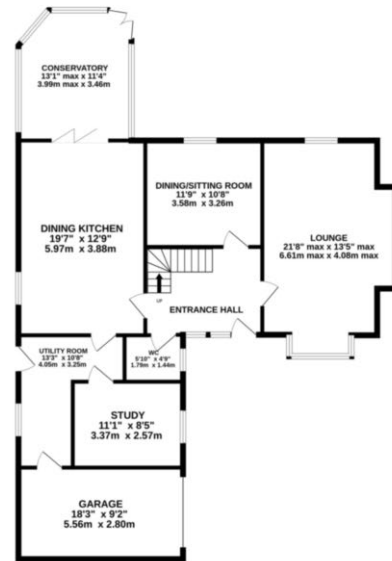
LOCAL AUTHORITY

CHESHIRE EAST COUNCIL TAX BAND G

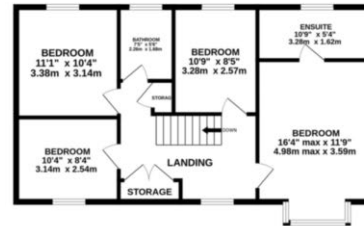
SERVICES (NOT TESTED)

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

GROUND FLOOR
1248 sq.ft. (116.0 sq.m.) approx.



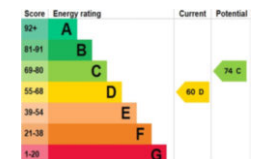
1ST FLOOR
718 sq.ft. (66.7 sq.m.) approx.



TOTAL FLOOR AREA: 1966 sq.ft. (182.7 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 is given for their operability or efficiency can be given.
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