



**GASCOIGNE  
HALMAN**

8 BIRCH ROAD, POYNTON

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THE AREAS LEADING ESTATE AGENT



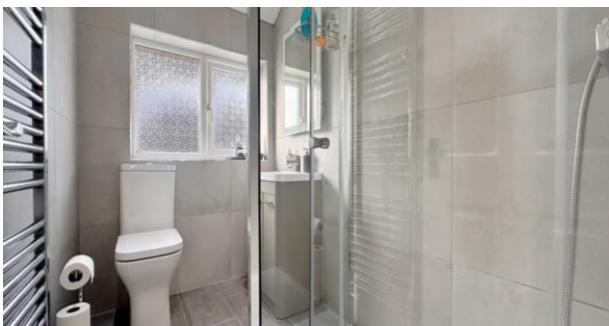
## 8 BIRCH ROAD, POYNTON

**OFFERS OVER £475,000**

A WELL PRESENTED THREE BEDROOM EXTENDED LINK DETACHED FAMILY HOME, SITUATED in a PRIME LOCATION CLOSE to HIGHLY REGARDED SCHOOLS and POYNTON VILLAGE. THE PROPERTY ENJOYS a SUPER POSITION WITH A GOOD SIZED REAR SOUTH FACING GARDEN. ENTRANCE PORCH, DOWNSTAIRS WC and UTILITY, TWO SPACIOUS RECEPTION ROOMS, FITTED DINING KITCHEN, THREE WELL PROPORTIONED BEDROOMS and a SHOWER ROOM. DRIVEWAY PROVIDING AMPLE OFF ROAD PARKING. SINGLE GARAGE. LANDSCAPED GARDENS.



- THREE BEDROOM EXTENDED LINK DETACHED FAMILY HOME.
- STUNNING SOUTH FACING PRIVATE REAR GARDEN.
- PRIME POSITION WITHIN A HIGHLY SOUGHT AFTER RESIDENTIAL AREA.
- DOUBLE WIDTH DRIVEWAY & GARAGE.
- TWO SPACIOUS RECEPTION ROOMS.
- CLOSE TO HIGHLY REGARDED SCHOOLS.



This stunning 3 bedroom detached family home offers well presented accommodation as well as being situated in a popular and convenient location close to highly regarded schools, the train station and the centre of Poynton. The well presented accommodation in brief comprises; entrance porch with downstairs W/C, utility and cloakroom, light and spacious living and dining room with a feature fireplace. From here there is a door through to the sitting room, this includes french doors out to the patio of the stunning rear South facing garden. Situated at the rear is the kitchen fitted with integrated appliances and incorporating a breakfast bar with a large window overlooking the delightful rear South Facing garden. To the first floor there is a landing with three double bedrooms, fitted wardrobes have been installed in the master bedroom. A family bathroom which includes an enclosed shower completes the accommodation. Outside, the driveway to the front provides off road parking and leads to the attached garage. The rear garden is a fantastic size mainly laid to lawn with a patio seating area and landscaped with well stocked borders.

#### **DIRECTIONS**

SK12 1QA

#### **TENURE**

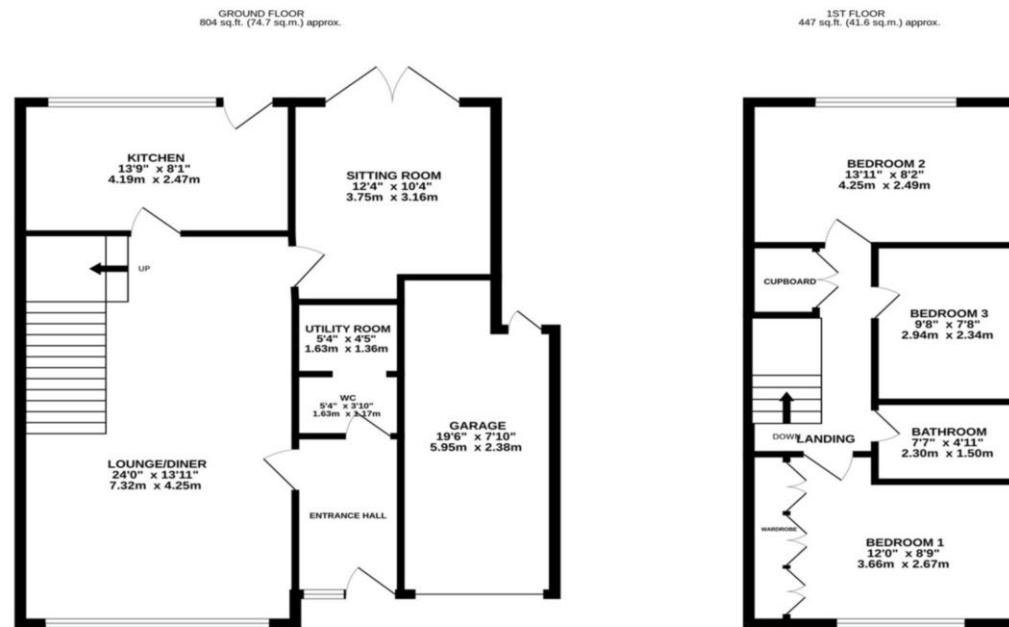
FREEHOLD

#### **LOCAL AUTHORITY**

CHESHIRE EAST COUNCIL TAX BAND D

#### **SERVICES**

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



**TOTAL FLOOR AREA : 1251 sq.ft. (116.3 sq.m.) approx.**  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows and other fixtures and fittings are approximate only and should not be relied upon for any exact measurement or miss-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The fixtures and fittings shown in the plan 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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