



**GASCOIGNE
HALMAN**

1 CREAKLE DRIVE, POYNTON

THE AREAS LEADING ESTATE AGENT



1 CREAKLE DRIVE, POYNTON

OFFERS OVER £500,000

A MODERN THREE BEDROOM DETACHED FAMILY HOME, OCCUPYING A PRIME POSITION WITHIN THE HIGHLY SOUGHT AFTER BELLWAY HOMES 'COPPERFIELDS' DEVELOPMENT. ENTRANCE HALL, DOWNSTAIRS WC, SPACIOUS LOUNGE, OPEN PLAN DINING KITCHEN WITH QUARTZ WORKTOPS AND INTEGRATED APPLIANCES, MASTER BEDROOM WITH EN-SUITE SHOWER ROOM, TWO FURTHER BEDROOMS AND A CONTEMPORARY FAMILY BATHROOM. APPROXIMATELY 8 YEARS REMAINING ON THE NHBC WARRANTY. DRIVEWAY PROVIDING OFF ROAD PARKING WITH ELECTRIC VEHICLE CHARGING POINT. FULLY ENCLOSED REAR GARDEN LAID MAINLY TO LAWN WITH TIMBER SHED.

- A MODERN THREE BEDROOM DETACHED BELLWAY HOME
- LOCATED WITHIN THE HIGHLY SOUGHT AFTER BELLWAY HOMES 'COPPERFIELDS' DEVELOPMENT
- A WELL PRESENTED AND TURN-KEY FAMILY HOME
- MASTER BEDROOM WITH EN-SUITE SHOWER ROOM
- 8 YEARS REMAINING ON THE NHBC WARRANTY
- DRIVEWAY PARKING, ELECTRIC VEHICLE CHARGING POINT & ENCLOSED REAR GARDEN



DESCRIPTION

Recently constructed by the highly regarded Bellway Homes and occupying a pleasant position within this popular modern development, this attractive three bedroom detached family home offers well-proportioned accommodation throughout, benefits from an electric vehicle charging point, enclosed rear garden and has approximately eight years remaining on the NHBC warranty. In brief, the accommodation comprises: entrance hall with stairs leading to the first floor and useful under stairs storage. The downstairs WC is fitted with a contemporary white two piece suite. Positioned to the front of the property is the spacious lounge, whilst to the rear is the impressive dining kitchen spanning the width of the home. The kitchen has been fitted with stylish blue shaker style wall, base and drawer units, complemented by quartz worktops and matching upstands. Integrated appliances include a fridge/freezer, washer/dryer, dishwasher, electric oven, four ring gas hob and extractor over. There is ample space for a dining table and the French doors provide excellent natural light whilst giving direct access to the rear garden. To the first floor, the master bedroom benefits from an en-suite shower room which is partially tiled and fitted with a modern three piece suite incorporating a walk-in enclosed shower, wash hand basin and WC. Bedroom two is a generous double bedroom, whilst bedroom three is a small double room, ideal as a guest bedroom, nursery or home office. The family bathroom is fitted with a contemporary four piece suite comprising panelled bath with shower over, separate shower enclosure, wash hand basin and WC. Externally, to the front is a driveway providing off-road parking together with an electric vehicle charging point. To the rear of the property is an enclosed garden which is predominantly laid to lawn and includes a timber garden shed.

DIRECTIONS

SK12 1FZ

TENURE

FREEHOLD

LOCAL AUTHORITY

CHESHIRE EAST COUNCIL TAX BAND E

SERVICES (NOT TESTED)

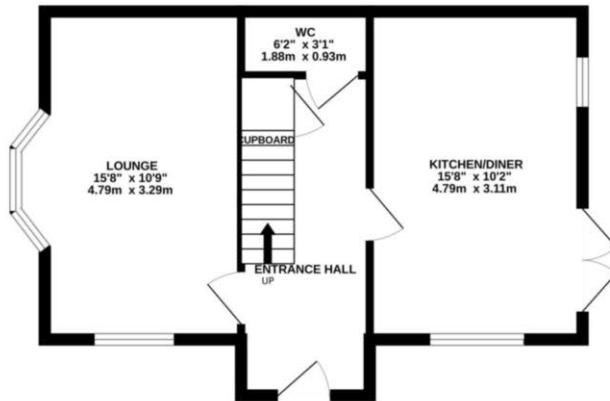
Services have not been tested and you are advised to carry out your own enquiries and/or inspections.

AGENTS NOTE

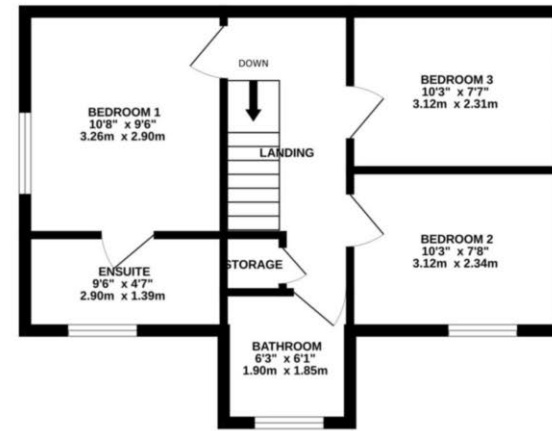
Currently the vendors details do not match the registered title at Land Registry. Please ask the branch for more details.

FLOORPLAN & EPC

GROUND FLOOR
428 sq.ft. (39.7 sq.m.) approx.



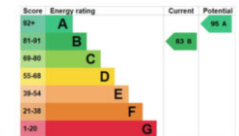
1ST FLOOR
421 sq.ft. (39.1 sq.m.) approx.



TOTAL FLOOR AREA: 848 sq.ft. (78.8 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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