



**GASCOIGNE  
HALMAN**

14 CHESTNUT DRIVE, POYNTON

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THE AREAS LEADING ESTATE AGENT



## 14 CHESTNUT DRIVE, POYNTON

**ASKING PRICE £425,000**

A BEAUTIFULLY PRESENTED THREE BEDROOM SEMI DETACHED FAMILY HOME situated within a POPULAR RESIDENTIAL LOCATION close to LOCAL AMENITIES, SCHOOLS AND TRANSPORT LINKS. Featuring ENTRANCE HALL, spacious LOUNGE with WOOD BURNING STOVE AND OAK MANTEL, stunning OPEN PLAN KITCHEN/DINING ROOM with CENTRAL ISLAND, STONE WORKTOPS, INTEGRATED APPLIANCES AND BI-FOLD DOORS, UTILITY ROOM and DOWNSTAIRS WC. THREE WELL PROPORTIONED BEDROOMS and FAMILY BATHROOM. DRIVEWAY providing AMPLE OFF ROAD PARKING, EV CHARGING POINT and INTEGRAL GARAGE. Beautifully LANDSCAPED enclosed REAR GARDEN with INDIAN STONE PATIO, ARTIFICIAL LAWN AND RAISED DECKED SEATING AREA.

- A IMMACULATELY PRESENTED THREE BEDROOM SEMI DETACHED FAMILY HOME

- LOCATED IN A HIGHLY SOUGHT AFTER RESIDENTIAL AREA CLOSE TO LOCAL SCHOOLS AND THE VILLAGE

- STUNNING OPEN PLAN KITCHEN/DINING ROOM WITH CENTRAL ISLAND & INTEGRATED APPLIANCES

- CONTEMPORARY FAMILY BATHROOM, UTILITY ROOM & DOWNSTAIRS WC

- DRIVEWAY PROVIDING AMPLE OFF ROAD PARKING, EV CHARGING POINT & INTEGRAL GARAGE

- BEAUTIFULLY LANDSCAPED REAR GARDEN WITH INDIAN STONE PATIO, ARTIFICIAL LAWN & DECKED SEATING AREA





## DESCRIPTION

Located within a popular residential area close to local amenities, schools and transport links, this beautifully presented three bedroom semi detached family home has been thoughtfully improved by the current owners and offers stylish, well balanced accommodation throughout. In brief, the property comprises:- a welcoming entrance hall with stairs leading to the first floor, a spacious lounge to the front elevation featuring an attractive wood burning stove set beneath a substantial oak mantel, and a stunning open plan kitchen/dining room fitted with a comprehensive range of high gloss wall, base and drawer units complemented by quality stone worktops and a central island. Integrated appliances include a double oven, microwave, dishwasher and five ring gas hob with a ceiling hung extractor over, whilst there is recessed space for an American style fridge/freezer. Bi-fold doors open onto the rear garden creating an excellent space for indoor-outdoor living and entertaining. A generous utility room provides additional storage together with recessed spaces for freestanding appliances, whilst a modern downstairs WC completes the ground floor accommodation. To the first floor, a bright landing leads to three well proportioned bedrooms, two of which are comfortable doubles, with the third bedroom benefiting from fitted wardrobes. The contemporary family bathroom is fitted with a three-piece suite comprising a panelled bath with shower over, pedestal wash hand basin, low level WC and chrome heated towel rail. Externally, to the front, the property is set back behind a part gravelled and part concrete frontage providing ample off-road parking for several vehicles. An EV charging point has been installed and there is direct access to the integral garage. To the rear is a beautifully landscaped and fully enclosed garden with perimeter fencing, a generous Indian stone patio ideal for outdoor dining and entertaining, an artificial lawn, attractive planted borders and a raised decked seating area.

## DIRECTIONS

SK12 1QG

## TENURE

FREEHOLD WITH A CHIEF RENT £8 PER ANNUM.

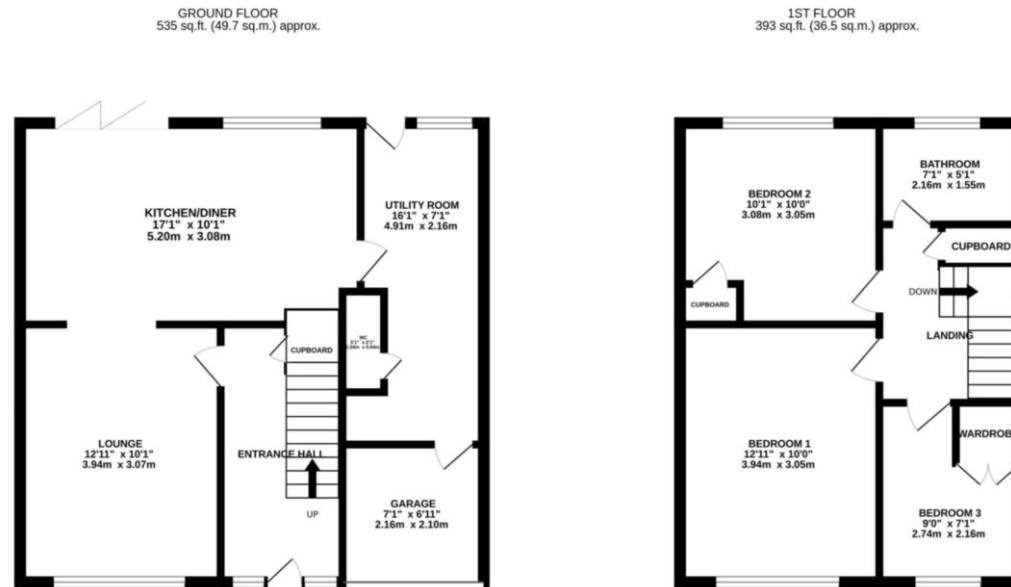
## LOCAL AUTHORITY

CHESHIRE EAST COUNCIL TAX BAND C

## SERVICES (NOT TESTED)

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

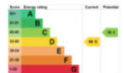
## FLOORPLAN & EPC



TOTAL FLOOR AREA : 929 sq.ft. (86.3 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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