



**GASCOIGNE  
HALMAN**

14 CLUMBER ROAD, POYNTON

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THE AREAS LEADING ESTATE AGENT

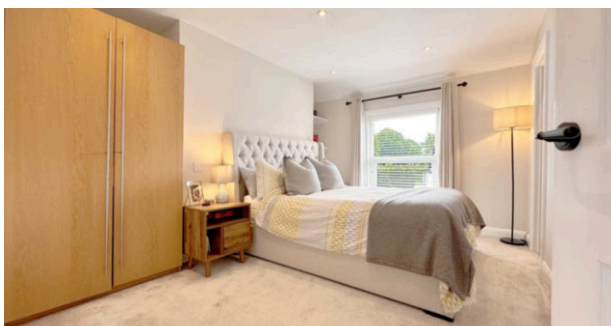
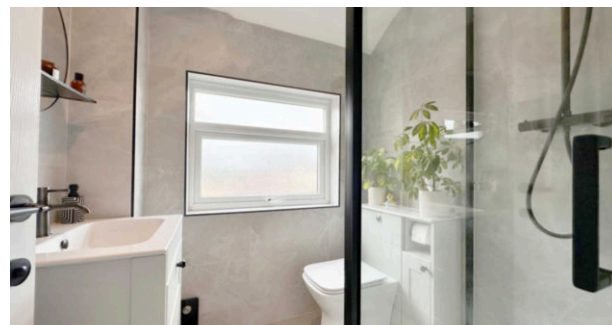
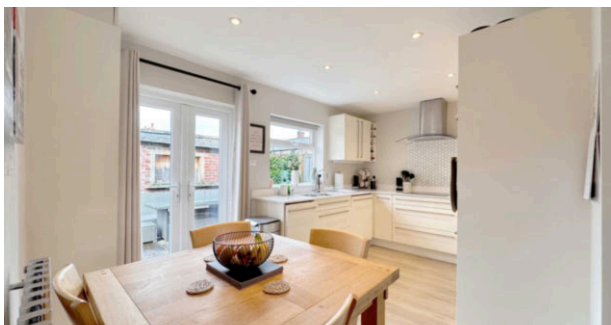


## 14 CLUMBER ROAD, POYNTON

**Offers Over £325,000**

AN IMMACULATELY PRESENTED and DECEPTIVELY SPACIOUS TWO BEDROOM HOME, beautifully modernised throughout and offering STYLISH, TURN-KEY ACCOMMODATION. TWO WELL PROPORTIONED BEDROOMS, MODERN SHOWER ROOM, SPACIOUS LOUNGE, STUNNING KITCHEN/DINER, PRIVATE LOW-MAINTENANCE REAR GARDEN with BRICK-BUILT POWERED OUTBUILDING and GENEROUS OFF-ROAD PARKING FOR MULTIPLE VEHICLES.

- AN IMMACULATELY PRESENTED TWO BEDROOM END OF TERRACE HOME
- CENTRALLY LOCATED WITHIN A FEW MINUTES WALK TO THE VILLAGE
- SPACIOUS MODERN DINING KITCHEN & CONTEMPORARY SHOWER ROOM
- TWO WELL PROPORTIONED BEDROOMS
- DRIVEWAY PROVIDING OFF ROAD PARKING
- PRIVATE ENCLOSED REAR GARDEN



This beautifully presented and deceptively spacious two-bedroom home has been thoughtfully modernised throughout and offers stylish, turn-key accommodation, complemented by generous off-road parking. The immaculately maintained accommodation briefly comprises:- an attractive entrance porch leading into a bright and welcoming living room, finished in neutral tones and benefitting from a feature recessed fireplace with an electric log-burning stove, flanked by bespoke fitted shelving and storage. To the rear, the property opens into a stunning kitchen and dining area, comprehensively fitted with a range of modern high gloss wall, base and drawer units, complemented by sleek work surfaces. Integrated appliances include an oven and grill, built-in microwave, fridge, induction hob with extractor over, a slimline dishwasher and washer dryer, alongside recess space for a freestanding freezer. The space comfortably accommodates a dining table and enjoys views over the rear garden. To the first floor, there are two well proportioned bedrooms, both finished to a high standard. The principal bedroom is a particularly impressive space, benefitting from a walk-in wardrobe/storage cupboard providing excellent and practical storage. Bedroom two would be ideal as a guest room, nursery or home office. The shower room has been beautifully modernised and finished to a high specification, comprising a walk-in shower with sleek glass enclosure, low level WC and a contemporary vanity unit with inset wash hand basin, complemented by a heated towel rail. Externally, to the front, the property benefits from a generous gravelled driveway providing ample off-road parking for multiple vehicles. The space is enclosed by timber fencing, enhancing privacy and security, with gated access leading to the rear garden. The rear garden is a beautifully presented and low-maintenance space, predominantly laid to paving and providing ample room for seating and outdoor dining, ideal for both relaxing and entertaining. A useful brick-built fully powered outbuilding offers additional storage, while secure fencing ensures a private and practical outdoor environment.

SK12 1NS

**TENURE**

FREEHOLD

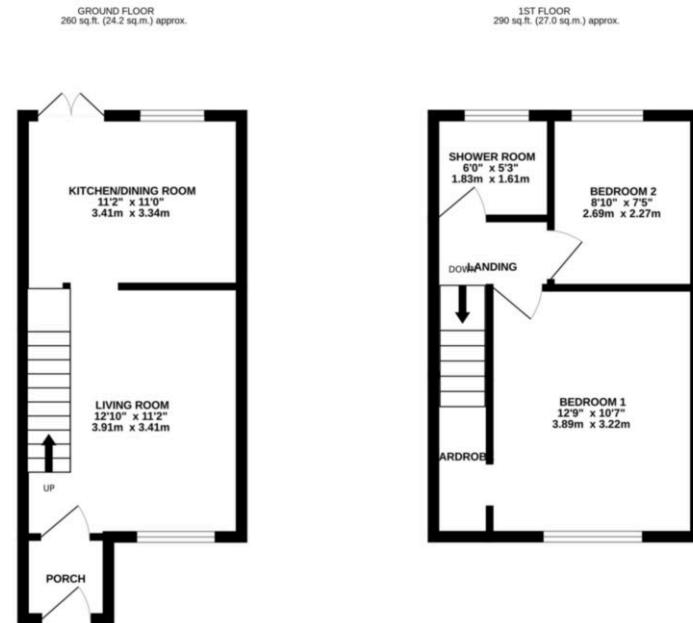
**LOCAL AUTHORITY**

CHESHIRE EAST COUNCIL TAX BAND B

**SERVICES (NOT TESTED)**

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

## FLOORPLAN & EPC



TOTAL FLOOR AREA: 550 sq.ft. (51.1 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, walls, rooms and any other items are approximate and no responsibility is taken for any error or omission of measurement. This plan is for illustrative purposes only and should not be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given regarding their operation or efficiency save the given.  
 Made with Metragen CAD2008

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