



**GASCOIGNE  
HALMAN**

7 WOODSIDE LANE, POYNTON

THE AREAS LEADING ESTATE AGENT



## 7 WOODSIDE LANE, POYNTON

**Asking Price £850,000**

A BEAUTIFULLY PRESENTED THREE BEDROOM DETACHED FAMILY HOME OCCUPYING A FAVOURABLE POSITION and SITUATED within a HIGHLY DESIRABLE LOCATION close to POYNTON VILLAGE. PORCH, ENTRANCE HALL, DOWNSTAIRS WC, STUDY/FAMILY ROOM, LOUNGE, DINING ROOM, OPEN PLAN DINING KITCHEN, MASTER BEDROOM with EN-SUITE BATHROOM and ADJOINING DRESSING ROOM, TWO FURTHER WELL PROPORTIONED BEDROOMS and MODERN FAMILY BATHROOM. BLOCK PAVED DRIVEWAY with AMPLE OFF ROAD PARKING. INTEGRAL GARAGE. LANDSCAPED GARDENS TO FRONT and REAR and a GARDEN ROOM.



- A IMMACULATEDLY PRESENTED DETACHED FAMILY HOME OFFERING APPROX 2,246 SQFT
- LOCATED IN A HIGHLY SOUGHT AFTER LOCATION CLOSE TO POYNTON VILLAGE
- THREE WELL PROPORTIONED BEDROOMS (POTENTIAL 4TH BEDROOM)
- THREE SPACIOUS RECEPTION ROOMS
- PRIVATE ENCLOSED LANDSCAPED FRONT AND REAR GARDEN
- DRIVEWAY PROVIDING AMPLE OFF ROAD PARKING AND INTEGRAL GARAGE



#### DESCRIPTION

Situated on the highly desirable Woodside Lane in Poynton, within close proximity to Poynton Village, Poynton Pool and the scenic Lady's Incline, this impressive and well designed three bedroom detached family home offers approximately 2,246 sqft of well proportioned and versatile accommodation. Built by the highly regarded John Harrison Developments, the property showcases attractive architectural design paired with a thoughtfully planned layout throughout. In brief, the accommodation comprises:- porch, welcoming and spacious entrance hall with staircase to the first floor, and three spacious reception rooms. To the front of the property is a dining room featuring a striking corner window, while the bay fronted study/family room benefits from fitted storage units and allows for plenty of natural light. The lounge includes a useful storage cupboard, an electric feature fireplace, and two separate doors opening onto the rear garden. The downstairs WC is fitted with a modern suite comprising a low level WC and vanity unit with countertop wash basin. The impressive open plan dining kitchen, measuring over 22 ft in length, is comprehensively fitted with a range of high gloss wall, base and drawer units, complemented by quartz worktops and upstands. Integrated appliances include a built-in oven and microwave oven, induction hob with extractor over, fridge/freezer and dishwasher. There is ample space for a dining table, along with a door providing direct access to the rear garden. A separate utility room offers additional fitted storage, space for a washing machine and tumble dryer, and provides access to both the integral garage and the rear garden. The integral garage is fitted with an electric door.

To the first floor, there are three generously sized bedrooms and two bathrooms. The master bedroom benefits from an ensuite bathroom comprising an enclosed shower, low level WC, wash basin and bath, along with a separate dressing room fitted with wardrobes and furniture. Due to the layout, this area offers potential to create a fourth bedroom, subject to small remedial work. Bedroom two features fitted wardrobes, while bedroom three is also a generous double. The family bathroom is fitted with a concealed cistern wall hung wc, pedestal wash basin, corner enclosed shower and bath. Externally to the front, the property offers generous off road parking for multiple vehicles, access to the integral garage and pleasant views over the playing fields. A side access door leads through to the private and enclosed rear garden which is fully enclosed by perimeter fencing and includes a lovely garden room, a full length patio area, with the remainder predominantly laid to lawn.

#### DIRECTIONS

SK12 1BB

#### TENURE

LEASEHOLD 999 YEAR LEASE FROM 01/01/1986 958 YEARS REMAINING £60 GROUND RENT PER ANNUM

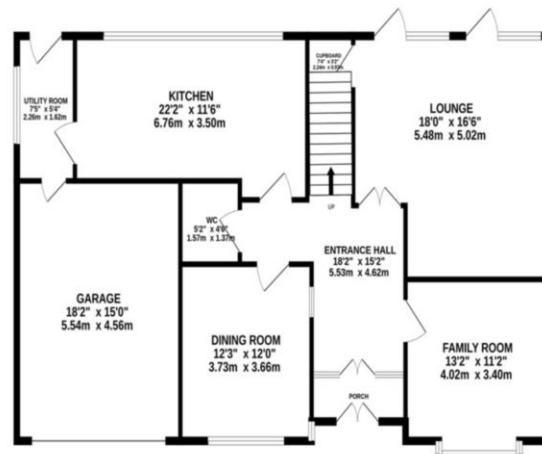
#### LOCAL AUTHORITY

CHESHIRE EAST COUNCIL  
COUNCIL TAX BAND G

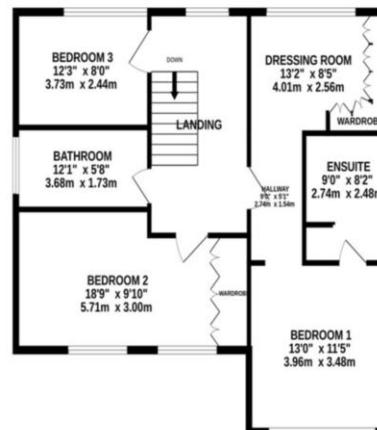
#### SERVICES (NOT TESTED)

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

GROUND FLOOR  
1363 sq.ft. (126.6 sq.m.) approx.



1ST FLOOR  
883 sq.ft. (82.1 sq.m.) approx.

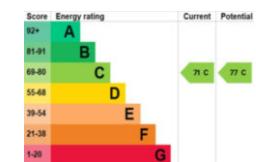


TOTAL FLOOR AREA: 2246 sq.ft. (208.7 sq.m.) approx.

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 as to their current efficiency can be given.

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## POYNTON OFFICE

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