



**GASCOIGNE  
HALMAN**

4 GLOUCESTER ROAD, POYNTON

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THE AREAS LEADING ESTATE AGENT





## 4 GLOUCESTER ROAD, POYNTON

### OFFERS OVER £675,000

**\*\* NO CHAIN \*\*** A BEAUTIFULLY PRESENTED AND EXTENDED FOUR BEDROOM DETACHED FAMILY HOME OCCUPYING A FAVOURABLE CORNER PLOT and SITUATED within a HIGHLY DESIRABLE LOCATION. ENTRANCE HALL, DOWNSTAIRS WC, LOUNGE, OPEN PLAN LIVING DINING KITCHEN with BESPOKE KITCHEN & BI-FOLDING DOORS, MASTER BEDROOM with EN-SUITE SHOWER ROOM, THREE BEDROOMS and STUNNING FAMILY BATHROOM. GATED GRAVEL DRIVEWAY. STORAGE GARAGE. LANDSCAPED GARDENS TO THREE SIDES.

- **\*\* NO CHAIN \*\***

- A IMMACULATLY PRESENTED AND SUBSTANTIALLY EXTENDED FOUR BEDROOMS & TWO BATHROOMS DETACHED FAMILY HOME

- LOCATED WITHIN A HIGHLY SOUGHT AFTER & CONVENIENT RESIDENTIAL AREA

- HIGH SPECIFICATION FINISH THROUGHOUT

- STUNNING 33FT OPEN PLAN LIVING DINING KITCHEN

- SECURE GATED DRIVEWAY, STORAGE GARAGE & LANDSCAPED GARDENS TO THREE SIDES



This four-bedroom detached family home has recently been extended and refurbished by the current vendors and now offers spacious accommodation to both floors with a high specification finish, there is opportunity to add an additional reception room as permission has been granted to convert and extend the existing garage. The property occupies a corner plot position within a popular residential area which is conveniently placed for Poynton village, the train station, and local schools. In brief the accommodation comprises: - Entrance Hall with open staircase leading to the first floor and Karndean flooring which continues into the open plan living dining kitchen. The downstairs wc is fitted with a low level wc and a vanity unit with countertop wash basin, a courtesy door provides internal accesses to the storage garage. To the front of the property the lounge with large walk-in bay window which allows for plenty of natural light. The open plan living dining kitchen spans the width of the property and is comprehensively fitted with a range of shaker style wall, base and drawer units with quartz worktops and upstands. The integrated appliances include a range cooker with concealed extractor hood over, fridge/freezer, dishwasher, and wine fridge. An island unit provides additional storage, houses the inset sink with Quooker hot water tap over, it also provides the perfect space for informal dining. The remainder of the room has space for a dining table and chairs and a lounge seating area which is warmed by a log burning stove. Three sets of Bi-folding doors access the rear and side gardens. To the first floor the master bedroom benefits from an en-suite shower room which includes a double walk-in shower, low level wc, floor mounted vanity unit with wash basin inset and heated towel rail, there are three further well-proportioned bedrooms. The family bathroom features a free-standing bath with floor mounted mixer tap, concealed cistern wc, wash basin with storage cupboard below and heated towel rail. Externally to the front of the property is a lawned garden and gravel driveway which offers ample off-road parking and is accessed by a sliding electric gate. The side and rear gardens are beautifully landscaped and fully enclosed by established hedgerow/ fencing, the gardens are predominately laid to lawn with two delightful Porcelain patio seating areas.

#### **DIRECTIONS**

SK12 1JJ

#### **TENURE**

FREEHOLD

#### **LOCAL AUTHORITY**

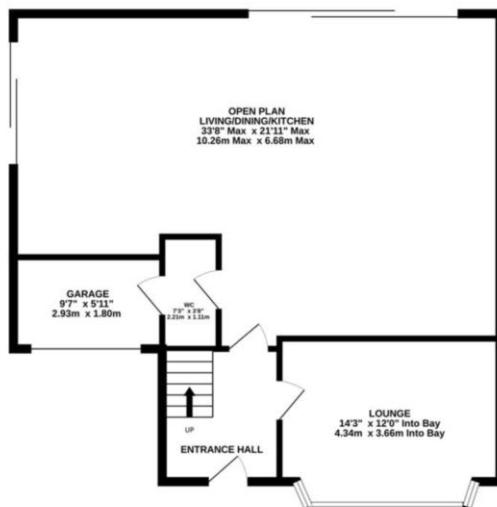
CHESHIRE EAST COUNCIL TAX BAND E

#### **SERVICES**

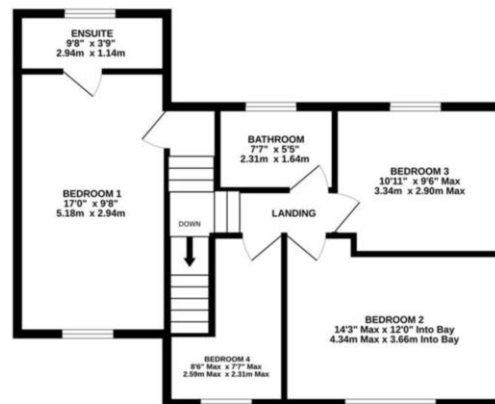
Services have not been tested and you are advised to make your own enquiries and/or inspections.



GROUND FLOOR  
884 sq.ft. (82.1 sq.m.) approx.



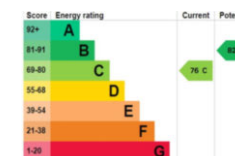
1ST FLOOR  
617 sq.ft. (57.4 sq.m.) approx.



TOTAL FLOOR AREA: 1501 sq.ft. (139.5 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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