



**GASCOIGNE
HALMAN**

11 BROOKSIDE AVENUE, POYNTON

THE AREAS LEADING ESTATE AGENT



11 BROOKSIDE AVENUE, POYNTON

Asking Price £625,000

A DECEPTIVELY SPACIOUS AND WELL APPOINTED TWO DOUBLE BEDROOM DETACHED BUNGALOW which is LOCATED within a HIGHLY CONVENIENT and DESIRABLE AREA being ONLY a FEW MINUTES WALK to POYNTON VILLAGE. ENTRANCE PORCH, ENTRANCE HALL, LOUNGE with FEATURE FIREPLACE, BESPOKE DINING KITCHEN, CONSERVATORY, UTILITY ROOM, SHOWER ROOM, TWO DOUBLE BEDROOMS, LOFT ROOM with BATHROOM. DRIVEWAY PROVIDING AMPLE OFF ROAD PARKING. DETACHED GARAGE. LARGE ESTABLISHED REAR GARDEN with WORKSHOP.

- ** NO CHAIN **

- A WELL PRESENTED TWO DOUBLE BEDROOM 1930'S DETACHED BUNGALOW

- LOFT ROOM WITH AN ADDITIONAL BATHROOM

- LOCATED WITHIN A HIGHLY SOUGHT AFTER RESIDENTIAL AREA WITHIN A SHORT WALK TO POYNTON VILLAGE

- DRIVEWAY PROVIDING AMPLE OFF ROAD PARKING & 20FT DETACHED GARAGE

- LARGE LANDSCAPED FULLY ENCLOSED REAR GARDEN WITH WORKSHOP





DESCRIPTION

Occupying an elevated position within an enviable sized plot in a highly regarded residential location which is perfectly placed for Poynton village and all its amenities, this double fronted detached bungalow is offered to the market with no onward chain. The property offers deceptively spacious and well presented accommodation throughout which in brief comprises:- Entrance porch and entrance hall with turning stairs leading to the loft conversion. To the front of the property is the lounge with walk in bay window allowing for plenty of natural light, the main focal point of this room is the feature fireplace with wood burning stove, french doors lead into the dining kitchen which is fitted with a range of handcrafted shaker style wall, base and drawer units these are complemented by square edge worktops and upstands over. The integrated appliances include a double oven, gas hob and chimney style extractor over. The remainder of the room has ample space for a dining table and chairs. The utility room offers extra storage and ample laundry facilities. To the rear of the property is the conservatory which provides an additional reception room and has views over the large mature rear garden. There are two well proportioned double bedrooms, the second bedroom was previously used as a dressing room and includes a range of handmade floor to ceiling wardrobes. The shower room completes the ground floor accommodation and its partly tiled and fitted with a shower cubicle, low level wc and pedestal wash basin.

The loft has been converted, and this room is perfect for a office or occasional bedroom it also benefits from a bathroom with modern three piece suite. Externally to the front of the property is a mature garden and driveway that provides ample off road parking and leads to the garage. The exceptionally large rear garden is fully enclosed and predominately laid to lawn with a delightful Indian stone patio seating area. It is well stocked with a variety of established trees, plants and shrubs. The 15ft x 10ft workshop sits privately at the rear of the garden and it is currently arranged as a traditional workshop complete with shelving and power supply. This versatile space benefits from natural light from the roof windows and a traditional wood burning stove and offers the potential to be reimagined as a home office, creative studio or gym.

DIRECTIONS

SK12 1PN

TENURE

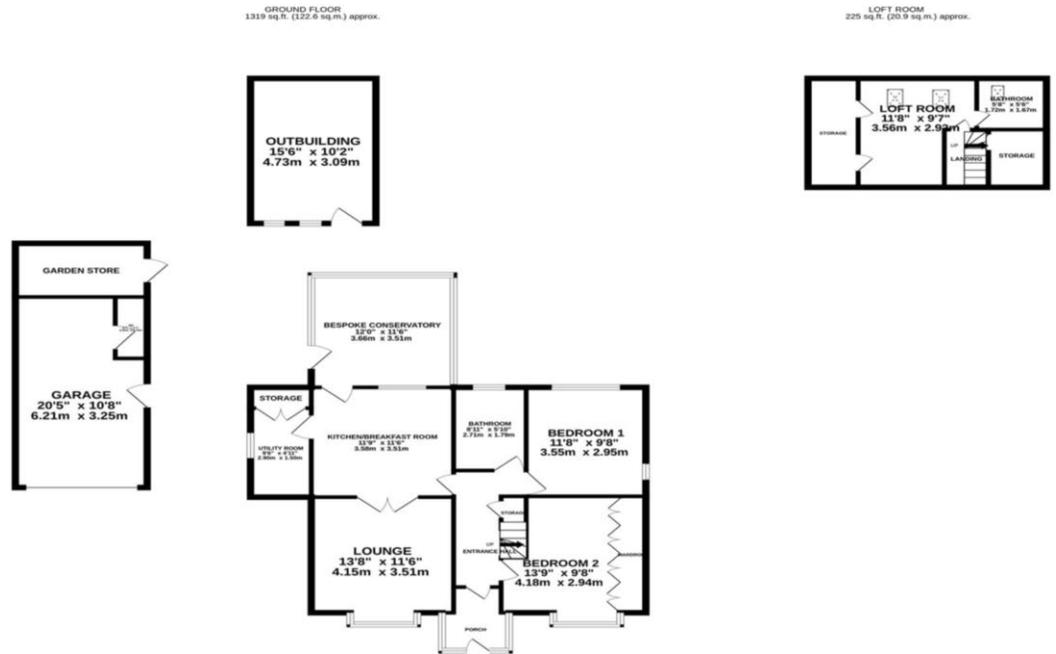
FREEHOLD

LOCAL AUTHORITY

CHESHIRE EAST COUNCIL TAX BAND D

SERVICES

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



TOTAL FLOOR AREA: 1544 sq.ft. (143.5 sq.m.) approx.
Whilst every effort has been made to ensure the accuracy of the description contained here, measurements of rooms, windows, doors and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for guidance 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.
 Made with Metropix ©2026

NOTICE Gascoigne Halman for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Gascoigne Halman has any authority to make or give any representation or warranty whatever in relation to this property.



POYNTON OFFICE
 01625 859 888
 poynton@gascoignehalman.co.uk
 3 Fountain Place, Poynton SK12 1QX

**GASCOIGNE
 HALMAN**