



**GASCOIGNE
HALMAN**

19 CHESTER ROAD, POYNTON

THE AREAS LEADING ESTATE AGENT



19 CHESTER ROAD, POYNTON

OFFERS OVER £775,000

A THOUGHTFULLY EXTENDED and WELL MAINTAINED PERIOD FOUR BEDROOM DETACHED FAMILY HOME CENTRALLY LOCATED within a FEW MINUTES WALK of POYNTON VILLAGE and the TRAIN STATION. ENTRANCE HALL, DOWNSTAIRS WC, LOUNGE, SEPARATE DINING ROOM, SUN ROOM, MORNING ROOM and KITCHEN. MASTER BEDROOM with EN-SUITE SHOWER ROOM, THREE FURTHER WELL PROPORTIONED BEDROOMS and MODERN FAMILY BATHROOM. GATED DRIVEWAY providing AMPLE OFF ROAD PARKING. ENCLOSED SOUTH FACING REAR GARDEN.

- AN EXTENDED & WELL PRESENTED 1930'S FOUR BEDROOM DETACHED FAMILY HOME
- RETAINING MANY PERIOD FEATURES THROUGHOUT
- THREE SEPARATE RECEPTION ROOMS
- MASTER BEDROOM WITH EN-SUITE SHOWER ROOM
- CENTRALLY LOCATED IN THE VILLAGE & WALKING DISTANCE TO THE TRAIN STATION
- GATED DRIVEWAY PROVIDING AMPLE OFF ROAD PARKING & INTEGRAL GARAGE & SOUTH FACING REAR GARDEN



Set back from the road, behind a gated driveway and a deep lawned garden, this 1930's detached family home is centrally located and conveniently placed for Poynton village, the train station and a primary school. The property has been substantially extended and is well presented throughout, it offers over 1800 sq ft of versatile accommodation which retains many original period features and comprises of :- Arched storm porch with original tiled floor covering and entrance hall with opening turning staircase leading to first floor with useful storage cupboard below. To the front of the home is the principal reception room, the large walk-in bay window allows for plenty of natural light and the main focal point of the room is the tiled feature fireplace with living flame gas fire. The separate dining room has ample space for a formal dining table and chairs, an inglenook frames the feature fireplace, and double French doors lead into the sunroom which extends over 19ft and has views over the rear gardens. The rear porch leads to the downstairs wc complete with two-piece suite. The kitchen is fitted with a range of modern wall, base and drawer units these are complemented by roll top surfaces over and a range of integrated appliances, an archway leads into a separate morning room. To the first floor the master bedroom is situated to the rear and includes floor to ceiling wardrobes it's also benefits from an en-suite shower room with walk in double shower, concealed cistern wc and wash basin with storage cupboard, the second bedroom has views over the front garden and fitted floor to ceiling wardrobes, there are two further well-proportioned bedrooms. The family bathroom is fully tiled and fitted with a separate corner shower, low level wc, pedestal wash basin and bath. Externally to the front of the property is a well-stocked lawned garden and a gated tarmac driveway which provides ample off road parking and access to the integral single garage. The South facing rear garden is fully enclosed by perimeter fencing and hedgerow it is predominately laid to lawn with a delightful Indian stone patio seating area.

DIRECTIONS

SK12 1EU

TENURE

FREEHOLD

LOCAL AUTHORITY

CHESHIRE EAST COUNCIL COUNCIL TAX BAND G

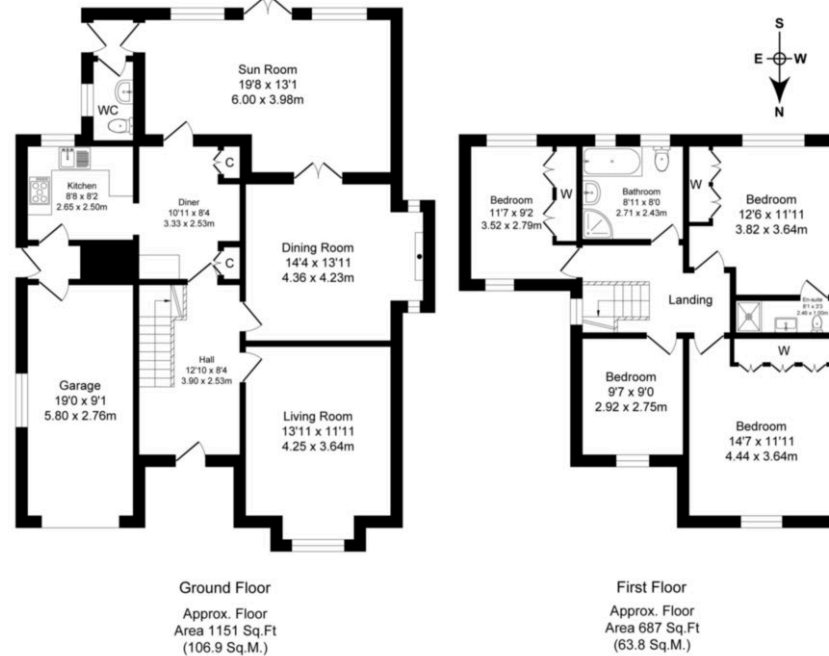
SERVICES (NOT TESTED)

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

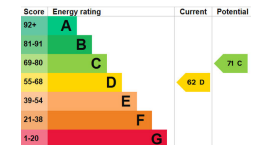
FLOORPLAN & EPC

Chester Road, Poynton Total Approx. Floor Area 1838 Sq.ft. (170.7 Sq.M.)

Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



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