



**GASCOIGNE
HALMAN**

9 BROCKLEHURST CRESCENT, POYNTON

THE AREAS LEADING ESTATE AGENT



9 BROCKLEHURST CRESCENT, POYNTON

Asking Price £615,000

AN ATTRACTIVE THREE STOREY DETACHED FAMILY HOME, occupying an ENVIALE POSITION within the HIGHLY SOUGHT AFTER KINGSWOOD DEVELOPMENT. ENTRANCE HALL, DOWNSTAIRS WC, UTILITY, LOUNGE, MODERN DINING KITCHEN, MASTER BEDROOM with EN-SUITE SHOWER ROOM, GUEST BEDROOM with EN-SUITE SHOWER ROOM, TWO FURTHER BEDROOMS and FAMILY BATHROOM with MODERN FOUR PIECE SUITE. DRIVEWAY providing AMPLE OFF ROAD PARKING. SINGLE GARAGE. ENCLOSED WEST FACING LANDSCAPED GARDEN.



- A RECENTLY CONSTRUCTED DETACHED THREE STOREY FAMILY HOME BUILT BY BLOOR HOMES
- FOUR BEDROOMS, TWO EN-SUITE SHOWER ROOMS & FAMILY BATHROOM
- UTILITY ROOM & DOWNSTAIRS WC
- POSITIONED ON A SMALL PRIVATE CUL-DE-SAC WITHIN THE SOUGHT AFTER KINGSWOOD DEVELOPMENT
- DRIVEWAY & SINGLE GARAGE
- LANDSCAPED WEST FACING REAR GARDEN



Recently constructed by the highly regarded "Bloor Homes", this four-bedroom detached family home occupies an enviable position on a small cul-de-sac with views over open space to the front aspect within the popular Kingswood development, which is ideally located for Poynton village, the train station and the A555. In brief the accommodation comprises: - Entrance hall with stairs leading to the first floor and utility cupboard which provides additional storage and laundry facilities, the downstairs wc is fitted with a white "Roca" modern two piece suite. To the front of the property is the lounge which overlooks open space. The dining kitchen spans the width of the property and has been refitted with an extensive range of shaker style wall, base and drawer units which are complemented by quartz worktops and upstands, the integrated appliances include an AEG double oven, induction hob with chimney style extractor over, dishwasher and fridge/freezer. The remainder of the room has ample space for a formal dining table and chairs and the French doors provide plenty of natural light and access the rear garden. To the first floor the guest bedroom is a double room and features an en-suite shower room with walk in shower cubicle, Roca low level wc, and Roca wall mounted wash basin. The third bedroom is another double bedroom, whilst the fourth bedroom is a good-sized single bedroom. The family bathroom is partially tiled and fitted with a modern white Roca four-piece suite and comprises of a fully tiled walk-in shower cubicle, panelled bath with mixer tap and hand held shower, low level wc and wall mounted wash basin. To the second floor is the master bedroom which benefits from mirrored floor to ceiling wardrobes, there is also additional eaves storage, the ensuite shower room is complete with a modern three-piece suite. Externally to the front of the property is a lawned garden, to the side is the tarmac driveway which provides ample off-road parking and leads to the single garage. The West facing rear garden is fully enclosed by perimeter walling and is mainly laid to lawn with a delightful patio seating area.

DIRECTIONS

SK12 1FH

TENURE

FREEHOLD

SERVICE CHARGE

£180 PER ANNUM

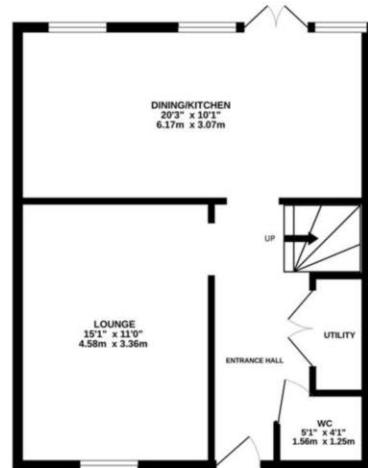
LOCAL AUTHORITY

CHESHIRE EAST COUNCIL - COUNCIL TAX BAND F

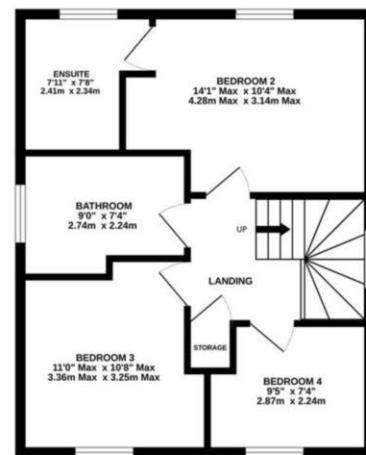
SERVICES (NOT TESTED)

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

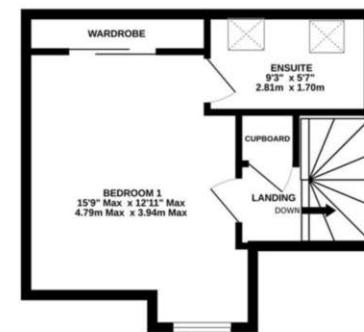
GROUND FLOOR
496 sq.ft. (46.0 sq.m.) approx.



1ST FLOOR
495 sq.ft. (46.0 sq.m.) approx.



2ND FLOOR
307 sq.ft. (28.5 sq.m.) approx.



TOTAL FLOOR AREA : 1298 sq.ft. (120.6 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 quality or efficiency can be given.

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