



**GASCOIGNE
HALMAN**

2 BROOKSIDE AVENUE, POYNTON

THE AREAS LEADING ESTATE AGENT



2 BROOKSIDE AVENUE, POYNTON

Offers Over £475,000

** NO ONWARD CHAIN ** AN EXTENDED THREE BEDROOM, TWO BATHROOM 1920'S SEMI DETACHED FAMILY HOME which OCCUPIES a FAVOURABLE POSITION within WALKING DISTANCE to the VILLAGE and LOCAL SCHOOLS. ENTRANCE PORCH, ENTRANCE HALL, LOUNGE, DINING KITCHEN, UTILITY ROOM with WC, MASTER BEDROOM with EN-SUITE SHOWER ROOM, TWO FURTHER BEDROOMS, FAMILY BATHROOM and LOFT CONVERSION. DRIVEWAY PROVIDING AMPLE OFF ROAD PARKING. SOUTH FACING REAR GARDEN.

- ** NO ONWARD CHAIN **

- AN EXTENDED THREE BEDROOM, TWO BATHROOM 1920'S SEMI DETACHED FAMILY HOME

- LOCATED WITHIN A HIGHLY SOUGHT AFTER AREA WITHIN WALKING DISTANCE TO THE VILLAGE

- UTILITY ROOM WITH DOWNSTAIRS WC

- CONVERTED LOFT ROOM

- DRIVEWAY PROVIDING AMPLE OFF ROAD PARKING, INTEGRAL GARAGE. SOUTH FACING REAR GARDEN



DESCRIPTION

Occupying an enviable position within in a highly regarded residential location which is perfectly placed for Poynton village and within walking distance to both Primary and Secondary schools, this 1920's semi detached extended family home is offered to the market with no onward chain. The property offers spacious and well presented accommodation throughout which in brief comprises:- Entrance porch which opens into a bright and well proportioned entrance hall, with stairs leading to the first floor and access to all principal ground floor rooms. To the front of the property is a generously sized lounge, featuring an attractive recessed fireplace with log burning stove as a central focal point, while a large front facing window allows for plenty of natural light. To the rear of the property is an impressive open plan dining kitchen. The kitchen is fitted with a contemporary range of wall and base units, complemented by co-ordinating work surfaces, an integrated double oven and gas hob with extractor, along with recess space for additional appliances. The dining area offers ample room for a dining table and chairs, it also benefits from French doors opening directly onto the South Facing rear garden. Leading off the kitchen is a useful utility room providing further storage, plumbing for laundry appliances and a ground floor WC, with a rear access door. The utility room also offers internal access to the integral garage, providing secure parking or valuable additional storage and further enhancing the practicality of the ground floor layout. To the first floor is a spacious landing providing access to all rooms. There are three well proportioned bedrooms, each beautifully presented. The main bedroom benefits from an en-suite shower room, featuring a walk-in shower enclosure, wash hand basin and WC. The family bathroom is fitted with a white three piece suite comprising a corner panelled bath with shower over, pedestal wash hand basin and WC, with partially tiled walls and a window providing natural light. A staircase from the first floor leads up to the converted loft room, which provides a versatile and impressive additional living space. Flooded with natural light via multiple Velux skylights and benefiting from sloping ceilings that add character, ideal for use as a home office, hobby room, playroom or occasional bedroom. Externally to the front, the property is approached via a generous driveway, providing ample off road parking and access to the integral garage. The frontage is bordered by established hedging, offering privacy from the road and enhancing the overall kerb appeal. To the rear is a stunning South Facing well maintained, private garden. Immediately accessed from the property is a patio seating area, beyond this lies a generous lawned garden, enclosed by fencing and mature hedging which offers a good degree of privacy. A timber shed is positioned at the rear, providing useful additional storage. The garden enjoys a pleasant open aspect and is designed to be both practical and low maintenance.

DIRECTIONS

SK12 1PN

TENURE

LEASEHOLD 999 YEAR LEASE 904 YEAR REMAINING £6 GROUND RENT PER ANNUM

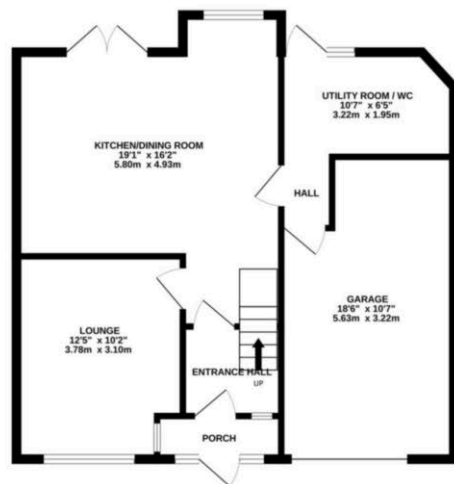
LOCAL AUTHORITY

CHESHIRE EAST COUNCIL
COUNCIL TAX BAND C

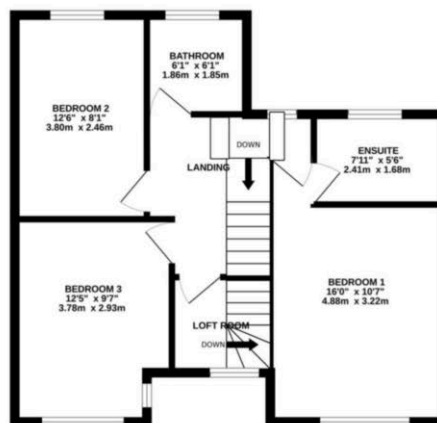
SERVICES (NOT TESTED)

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

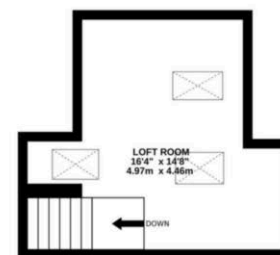
GROUND FLOOR
677 sq.ft. (62.9 sq.m.) approx.



1ST FLOOR
556 sq.ft. (51.7 sq.m.) approx.



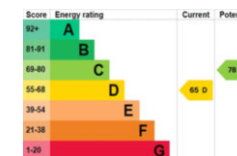
2ND FLOOR
193 sq.ft. (17.9 sq.m.) approx.



TOTAL FLOOR AREA : 1426 sq.ft. (132.4 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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