

GASCOIGNE HALMAN

19 CHARLECOTE ROAD, POYNTON

THE AREAS LEADING ESTATE AGENT





19 CHARLECOTE ROAD, POYNTON

ASKING PRICE £475,000

A WELL PRESENTED THREE BEDROOM LINK DETACHED FAMILY HOME LOCATED WITHIN A HIGHLY SOUGHT AFTER RESIDENTIAL AREA JUST OFF TOWERS ROAD. SPACIOUS ACCOMMODATION THROUGHOUT COMPRISING ENTRANCE HALL, DOWNSTAIRS WC, GENEROUS LOUNGE, DINING ROOM WITH FRENCH DOORS TO THE SOUTH-FACING REAR GARDEN AND A MODERN SHAKER-STYLE KITCHEN. THREE WELL-PROPORTIONED BEDROOMS AND A FAMILY BATHROOM WITH FOUR-PIECE SUITE. DRIVEWAY PROVIDING AMPLE OFF-ROAD PARKING, ATTACHED GARAGE AND A BEAUTIFULLY LANDSCAPED THREE TIERED SOUTH-FACING REAR GARDEN.

- A THREE BEDROOM LINK DETACHED FAMILY HOME

- HIGHLY SOUGHT-AFTER POYNTON LOCATION

- SHORT DISTANCE TO POYNTON VILLAGE, COUNTRYSIDE WALKS AND HIGHLY REGARDED SCHOOLS

- WELL PRESENTED THROUGHOUT WITH MODERN FITTED KITCHEN

- GENEROUS DRIVEWAY PARKING WITH ATTACHED GARAGE

- BEAUTIFULLY LANDSCAPED SOUTH-FACING GARDEN ARRANGED OVER THREE TIERS











DESCRIPTION

An attractive and well presented three bedroom link detached family home, ideally situated within a highly regarded residential area just off Towers Road and only a short distance from Poynton village, local amenities and well regarded schools. Occupying a favourable position, conveniently placed for countryside walks, with a beautifully landscaped south-facing rear garden, ample off-road parking and a garage, this superb home offers spacious and practical accommodation and briefly comprises:- an entrance hall, convenient downstairs WC fitted with a two-piece suite, and a generous lounge with stairs rising to the first floor. To the rear, a dining area enjoys French doors opening onto the delightful south-facing garden, creating an ideal space for both everyday living and entertaining. The kitchen is fitted with an attractive range of shaker-style wall, drawer and base units complemented by oak worktops. Integrated appliances include a fridge freezer, washing machine, dishwasher, electric oven, four-ring gas hob and concealed extractor hood. To the first floor, there are two well-proportioned double bedrooms and a generous single bedroom incorporating a useful storage cupboard. The principal bedroom benefits from fitted wardrobes and built-in storage drawers. Completing the accommodation is a modern family bathroom, fitted with a white three piece suite comprising a panelled bath with shower attachment, separate enclosed shower, pedestal wash hand basin and low level WC. Externally, the property enjoys excellent kerb appeal with a driveway providing ample off-road parking, a lawned front garden and access to the garage via an up-and-over door. To the rear is a stunning enclosed south-facing garden, thoughtfully landscaped across three tiers and featuring well stocked flower beds, manicured lawns and an Indian stone patio, perfect for outdoor dining and entertaining.

TENURE

LEASEHOLD. 999 YEARS FROM 29/09/1972. 945 YEARS REMAINING. GROUND RENT £25 PER ANNUM.

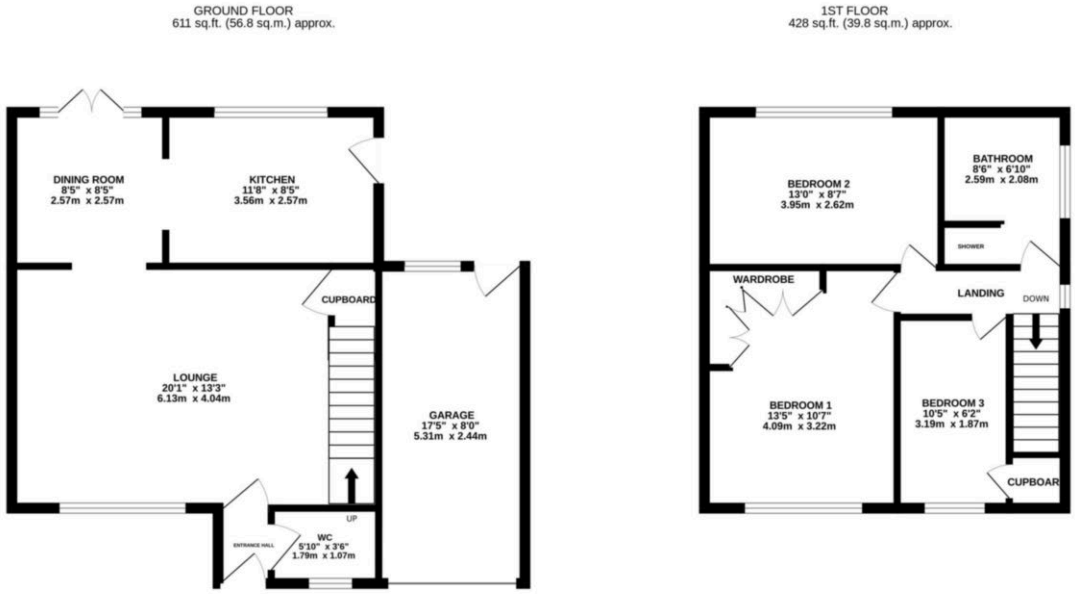
LOCAL AUTHORITY

CHESHIRE EAST COUNCIL TAX BAND D

SERVICES

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

| FLOORPLAN & EPC



TOTAL FLOOR AREA : 1040 sq.ft. (96.6 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 operability or efficiency can be given.
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