

GASCOIGNE HALMAN

HANDLEYSIDE, SHRIGLEY ROAD SOUTH, POYNTON

THE AREAS LEADING ESTATE AGENT





HANDLEYSIDE, SHRIGLEY ROAD SOUTH, POYNTON

ASKING PRICE £650,000

A CHARMING TWO DOUBLE BEDROOM DETACHED BUNGALOW SET WITHIN A DESIRABLE SEMI-RURAL LOCATION JUST A SHORT DRIVE FROM POYNTON VILLAGE. ENTRANCE PORCH, SPACIOUS BREAKFAST KITCHEN WITH CENTRAL ISLAND, STUDY, IMPRESSIVE 21FT LOUNGE/DINING ROOM WITH FEATURE FIREPLACE, GARDEN ROOM, SUN ROOM, PRINCIPAL BEDROOM WITH FITTED FURNITURE, EN-SUITE BATHROOM AND SEPARATE WC, FURTHER DOUBLE BEDROOM WITH FLOOR-TO-CEILING FITTED WARDROBES AND A MODERN WET ROOM. EXTENSIVE CELLAR/BASEMENT ACCOMMODATION WITH UTILITY AREA. AMPLE OFF-ROAD PARKING, CAR PORT AND BEAUTIFULLY LANDSCAPED GARDENS, GREENHOUSE, VEGETABLE PLOT AND PICTURESQUE STREAM TO THE REAR.

- CHARACTERFUL DETACHED BUNGALOW SET WITHIN BEAUTIFUL MATURE GROUNDS

- LOCATED IN A SOUGHT AFTER SEMI-RURAL CLOSE TO POYNTON VILLAGE

- IMPRESSIVE 21FT LOUNGE/DINING ROOM WITH BAY WINDOW & FEATURE FIREPLACE

- SPACIOUS BREAKFAST KITCHEN WITH CENTRAL ISLAND, STUDY & GARDEN ROOM

- EXTENSIVE CELLAR/BASEMENT SPACE, CAR PORT & AMPLE OFF-ROAD PARKING

- BEAUTIFULLY LANDSCAPED GARDENS WITH GREENHOUSE, VEGETABLE PLOT & PICTURESQUE STREAM











DESCRIPTION

This charming two bedroom detached bungalow is set within a desirable semi-rural location whilst remaining just a short drive from Poynton village and its excellent range of amenities.

In brief, the accommodation comprises:- an entrance porch leading into a spacious breakfast kitchen fitted with a comprehensive range of shaker-style wall, drawer and base units, an integrated dishwasher, ample worktop space, space for a cooker and a central island. Beyond the kitchen is a bright and versatile study/home office enjoying dual-aspect windows, garden views and direct access to the balcony terrace.

The impressive lounge/dining room extends to over 21ft in length and provides an excellent space for both everyday living and entertaining. A bay window overlooks the front garden, whilst a feature fireplace with electric fire creates an attractive focal point. A door leads through to the garden room, which enjoys delightful views across the rear garden and provides direct access to the balcony terrace.

The principal bedroom is positioned to the rear of the property and benefits from an extensive range of fitted wardrobes and furniture, together with an en-suite bathroom comprising a bath with shower over and pedestal wash hand basin. A separate WC adjoins the en-suite, creating a practical bedroom suite. Bedroom two is a further generous double bedroom enjoying pleasant garden views and featuring floor to ceiling fitted wardrobes. Situated off the kitchen/breakfast room and served by an adjacent modern wet room, this section of the property offers excellent versatility and could easily function as a self contained guest suite or private living space. The wet room is fitted with a walk-in shower area, pedestal wash hand basin and WC.

To the lower ground floor, the substantial cellar/basement incorporates a utility area and extensive storage accommodation, offering excellent versatility and potential for a variety of uses.

Externally, the property is approached via a sweeping block-paved driveway providing ample off-road parking for numerous vehicles and leading to a covered car port. The bungalow is nestled within beautifully established grounds, with an abundance of mature trees, shrubs and ornamental planting creating a delightful approach, a high degree of privacy and excellent kerb appeal.

The rear gardens are undoubtedly a standout feature of the property. Beautifully landscaped and lovingly maintained, they comprise extensive lawns, mature trees, established borders, a greenhouse and productive vegetable growing areas. A generous paved patio provides an ideal space for outdoor entertaining, whilst the elevated balcony terrace enjoys stunning views across the grounds. The gardens extend down to a stream running along the lower boundary, which is a particularly attractive feature of the plot and complements the property's semi-rural setting.

The property further benefits from oil fired central heating and septic tank drainage.

DIRECTIONS

SK12 1TF

TENURE

FREEHOLD

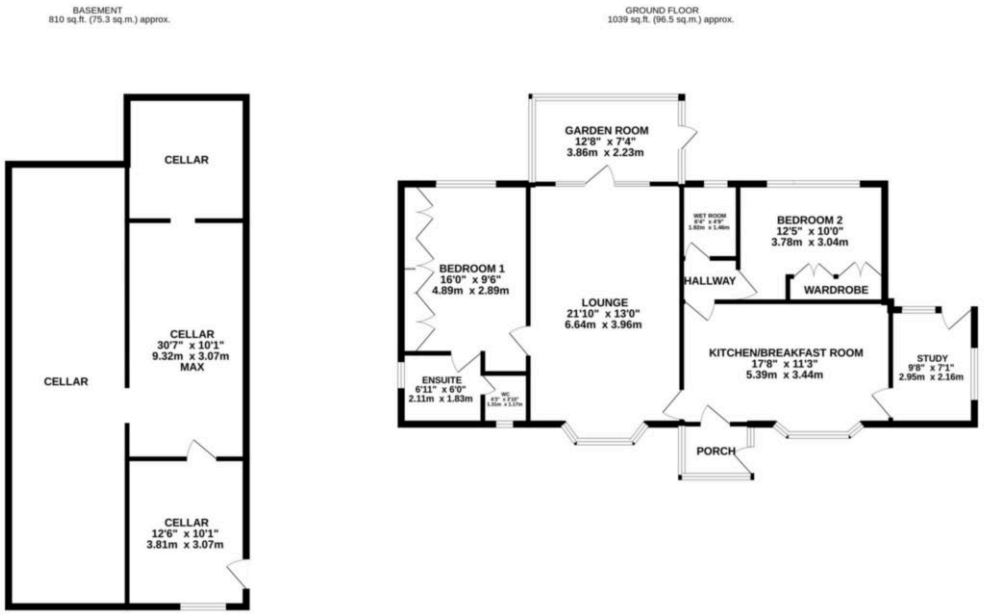
LOCAL AUTHORITY

CHESHIRE EAST COUNCIL TAX BAND F

SERVICES (NOT TESTED)

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

| FLOORPLAN & EPC



TOTAL FLOOR AREA : 1849 sq.ft. (171.8 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.
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 859888

poynton@gascoignehalman.co.uk

3 Fountain Place, Poynton, Cheshire, SK12 1QX

GASCOIGNE HALMAN