



**GASCOIGNE  
HALMAN**

38 CHARLECOTE ROAD, POYNTON

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THE AREAS LEADING ESTATE AGENT



## 38 CHARLECOTE ROAD, POYNTON

ASKING PRICE £600,000

AN EXTENDED FOUR BEDROOM, TWO BATHROOM LINK DETACHED FAMILY HOME LOCATED within HIGHLY SOUGHT AFTER RESIDENTIAL AREA off "TOWERS ROAD" SPACIOUS & WELL PRESENTED ACCOMMODATION THROUGHOUT. ENTRANCE HALL, DOWNSTAIRS WC, LOUNGE with FEATURE FIREPLACE, STUNNING EXTENDED OPEN PLAN LIVING DINING KITCHEN, MASTER BEDROOM with EN-SUITE SHOWER ROOM, THREE FURTHER BEDROOMS. FAMILY BATHROOM with FOUR PIECE SUITE. BLOCK PAVED DRIVEWAY providing AMPLE OFF ROAD PARKING. TANDEM INTEGRAL GARAGE. LANDSCAPED SOUTH WEST FACING REAR GARDEN.

- \*\* NO CHAIN \*\*

- A THOUGHTFULLY EXTENDED FOUR BEDROOM, TWO BATHROOM LINK DETACHED FAMILY HOME

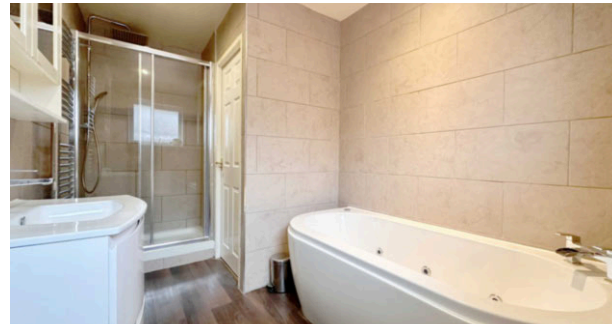
- STUNNING MODERN OPEN PLAN LIVING DINING KITCHEN WITH CENTRAL ISLAND

- MASTER BEDROOM WITH EN-SUITE SHOWER ROOM

- LOCATED WITHIN A HIGHLY SOUGHT AFTER RESIDENTIAL AREA OFF "TOWERS ROAD"

- BLOCK PAVED DRIVEWAY PROVIDING AMPLE OFF ROAD PARKING, TANDEM INTEGRAL GARAGE & LANDSCAPED SOUTH WEST FACING LANDSCAPED REAR GARDEN





Occupying a favourable position within a highly regarded residential location conveniently placed for countryside walks and the villages amenities, this four bedroom detached family home has been thoughtfully extended to the ground floor and is well presented throughout. In brief the accommodation comprises:- Entrance hall with staircase leading to the first floor and downstairs wc which is fitted with a concealed cistern wc, wash basin with storage cupboard below and heated towel rail. The spacious lounge extends over 18ft, the main focal point of this room is the wood burning stove. To the rear of the property is the extended open plan living dining kitchen, which is comprehensively fitted with an extensive range of modern wall, base and drawer units these are complemented by quartz worktops and upstands. The integrated appliances include a five ring gas hob with concealed extractor over, oven, combination oven, and dishwasher. There is recess space for an American style fridge/freezer. The island unit offers additional storage and houses a recess sink with mixer tap over, and a breakfast bar which is ideal for informal dining. The remainder of the room has ample space for a formal dining table and chairs and a sofa, Velux skylights provide ample natural light, and French doors lead access the rear garden. There is internal access from the kitchen to the tandem garage. To the first floor the master bedroom features an en-suite shower room complete with modern three piece suite, there are three further well proportioned bedrooms. The fully tiled family bathroom includes a walk in double shower, panelled Jacuzzi bath, low level wc, vanity unit with wash basin inset and chrome heated towel rail. Externally to the front of the property is a lawned garden and block paved driveway which has ample off road parking and leads to the integral garage. The South West facing rear garden is fully enclosed with perimeter fencing and established hedgerow, the garden is predominately laid to lawn, with a L-shaped composite decking area ideal for entertaining and Al-Fresco dining.

#### **DIRECTIONS**

SK12 1DL

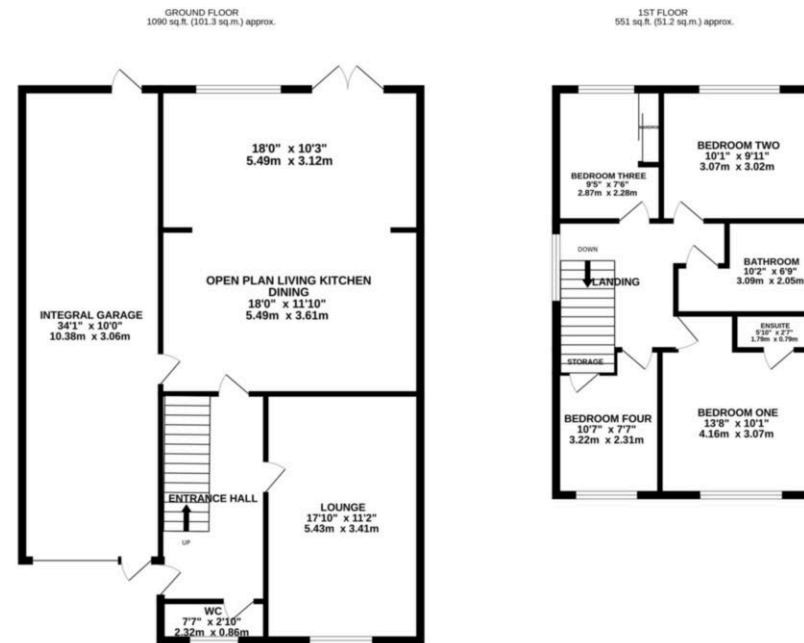
#### **TENURE**

LEASEHOLD 999 YEAR LEASE FROM 29/09/1972 GROUND RENT £55 PER ANNUM

#### **SERVICES (NOT TESTED)**

SERVICES HAVE NOT BEEN TESTED AND YOU ARE ADVISED TO MAKE YOUR OWN ENQUIRES AND/OR INSPECTIONS

## FLOORPLAN & EPC



TOTAL FLOOR AREA: 1642 sq.ft. (152.5 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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### POYNTON OFFICE

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