



**GASCOIGNE  
HALMAN**

16 SOUTH MEAD, POYNTON

---

THE AREAS LEADING ESTATE AGENT



## 16 SOUTH MEAD, POYNTON

**OFFERS OVER £675,000**

A WELL PRESENTED and THOUGHTFULLY EXTENDED FIVE BEDROOM, THREE BATHROOM SEMI DETACHED FAMILY HOME OCCUPYING a FAVOURABLE CORNER PLOT within a POPULAR RESIDENTIAL AREA. ENTRANCE PORCH, ENTRANCE HALL, LOUNGE, MODERN OPEN PLAN LIVING DINING KITCHEN, UTILITY ROOM, DOWNSTAIRS WC, BEDROOM FIVE with EN-SUITE SHOWER ROOM, MASTER BEDROOM with EN-SUITE SHOWER ROOM, THREE FURTHER WELL PROPORTIONED BEDROOMS and FAMILY BATHROOM. DOUBLE WIDTH DRIVEWAY providing AMPLE OFF ROAD PARKING. INTEGRAL SINGLE GARAGE. LANDSCAPED SOUTH FACING REAR GARDEN.

- A SUBSTANTIALLY EXTENDED FIVE BEDROOM, THREE BATHROOM SEMI DETACHED FAMILY HOME

- STUNNING OPEN PLAN LIVING DINING KITCHEN

- DOWNSTAIRS WC & UTILITY ROOM

- OCCUPYING A GENEROUS CORNER PLOT

- DOUBLE WIDTH BLOCK PAVED DRIVEWAY & INTEGRAL GARAGE

- SOUTH FACING LANDSCAPED REAR GARDEN



A substantially and thoughtfully extended five bedroom, three bathroom semi detached family home offering spacious and versatile accommodation extending over 1850 sq ft which is presented to a high standard throughout. The property occupies an enviable corner position within a sought after residential area which is conveniently placed for both Bramhall and Poynton villages. In brief the property comprises:- Entrance porch, entrance hall with stairs leading to the first floor with useful storage cupboard below. To the front of the property is the lounge with a walk-in bay window allowing for plenty of natural light, the main focal point of this room is the feature fireplace with electric fire. The fifth bedroom is a double bedroom and features a well appointed En-suite shower room and includes a double walk in shower, wall hung vanity unit with wash basin inset and wc. To the rear of the property is the large open plan living dining kitchen which is comprehensively fitted with a range of modern wall, base and drawer units these are complemented by square edge worktops over. There is recess space for an American style fridge/freezer and range style oven with a chimney style extractor hood over, there is an integrated dishwasher. The breakfast bar area is perfect for informal dining, whilst the rest of the room has ample space for a lounge seating area which is warmed by a log burning stove and a formal dining space. Two sets of French doors provide views and access to the rear garden. The utility room provides additional storage and laundry facilities and has internal access to the integral garage and also to the downstairs wc with modern two piece suite. To the first floor the master bedroom is fitted with a range of built in floor to ceiling wardrobes, the En-suite bathroom is partially tiled and fitted with a modern suite complete with walk-in shower cubicle, panelled bath, low level wc and pedestal wash basin. The second bedroom also features floor to ceiling built-in wardrobes. There is a further double and single bedroom and the modern family bathroom. Externally to the front of the property is a block paved driveway providing ample off road parking for several vehicles and access to the single integral garage. The South Facing rear and side garden is fully enclosed by perimeter fencing, and is landscaped in Indian stone for low maintenance, the raised sleeper flowerbeds are well stocked with a variety of plants, trees and shrubs. The centrally positioned pergola seating area is a standout feature of this garden.

DIRECTIONS  
SK12 1EB

**TENURE**

FREEHOLD

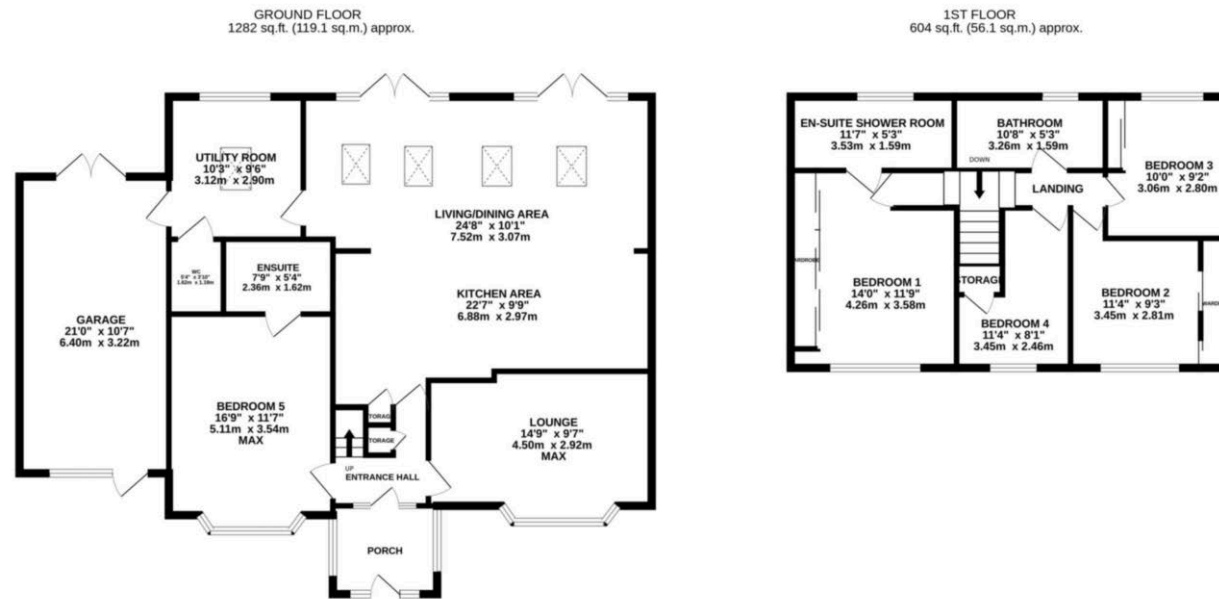
**LOCAL AUTHORITY**

CHESHIRE EAST COUNCIL TAX BAND D

**SERVICES (NOT TESTED)**

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

## FLOORPLAN & EPC



TOTAL FLOOR AREA: 1886 sq.ft. (175.2 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**