



**GASCOIGNE
HALMAN**

12 LINDISFARNE DRIVE, POYNTON

THE AREAS LEADING ESTATE AGENT



12 LINDISFARNE DRIVE, POYNTON

OFFERS OVER £725,000

AN IMMACULATELY PRESENTED and THOUGHTFULLY EXTENDED FOUR DOUBLE BEDROOM DETACHED FAMILY HOME OCCUPYING a PRIME CORNER PLOT within the HIGHLY DESIRABLE GLASTONBURY DRIVE DEVELOPMENT. ENTRANCE PORCH, ENTRANCE HALL, DOWNSTAIRS WC, LOUNGE, SITTING ROOM, DINING ROOM, OFFICE/STUDY, DINING KITCHEN, UTILITY ROOM, FOUR DOUBLE BEDROOMS, SHOWER ROOM and FAMILY BATHROOM. DOUBLE WIDTH DRIVEWAY providing AMPLE OFF ROAD PARKING. SINGLE INTEGRAL GARAGE. LANDSCAPED GARDENS to THREE SIDES.

- A SUBSTANTIALLY EXTENDED FOUR DOUBLE BEDROOM FAMILY HOME
- FOUR SEPARATE RECEPTION ROOMS PLUS DINING KITCHEN
- UTILITY ROOM & DOWNSTAIRS WC
- FAMILY BATHROOM AND SEPARATE SHOWER ROOM
- OCCUPYING A CORNER PLOT ON THE HIGHLY SOUGHT AFTER "GLASTONBURY DRIVE" DEVELOPMENT
- DOUBLE WIDTH DRIVEWAY PROVIDING AMPLE OFF ROAD PARKING, EV CHARGER, SINGLE GARAGE, LANDSCAPED GARDENS TO THREE SIDES



Situated on a corner plot within the highly sought after Glastonbury Drive development, which is conveniently placed for a local primary school, the train station and Poynton village this detached family home has been substantially extended to provide exceptional and versatile ground floor accommodation. The property is immaculately presented throughout and in brief comprises:- Entrance porch, downstairs wc fitted with a modern two piece suite and entrance hall with modern glass staircase leading to the first floor. The lounge extends over 18ft, the main focal point of this room is the feature wall mounted fireplace with living flame gas fire inset, sliding doors lead into the sitting room which has sliding doors providing access and views over the rear gardens. The dining room has ample space for a formal dining table and chairs, and the fourth reception room is currently used as an office/study. The dining kitchen is comprehensively fitted with a range of wall, base and drawer units these are complemented by roll top work surfaces and splashbacks. The integral appliances include a double oven, induction hob with concealed extractor over and two fridges. The breakfast bar is perfect for informal dining. An internal door accesses the utility room providing ample laundry facilities, additional storage and leads to the integral garage.

To the first floor there are four double bedrooms, the master bedroom is fitted with floor to ceiling built in wardrobes. The family bathroom is fully tiled and includes a panelled bath, low level wc, pedestal wash basin and heated towel rail. There is also a separate shower room with modern two piece suite. Externally to the front of the property is a double width driveway which provides ample off road parking and it is fitted with a fixed lead EV charger and leads to the garage, the lawned garden extends to the side and there is gated access to the rear garden. The West facing rear garden has views over open space and is fully enclosed by perimeter fencing, it is predominately laid to lawn with a delightful patio seating area. The garden is well stocked with a variety of established trees, plants and shrubs.

DIRECTIONS

SK12 1EW

TENURE

LEASEHOLD 999 YEAR LEASE FROM 30/01/1978 951 YEARS
REMAINING GROUND RENT IS £20 PER ANNUM

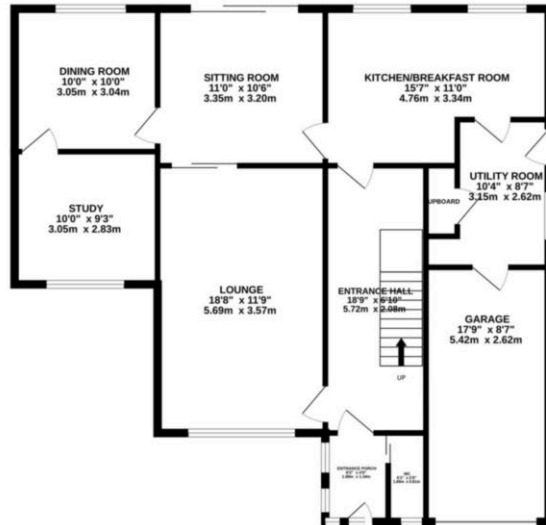
LOCAL AUTHORITY

CHESHIRE EAST COUNCIL
COUNCIL TAX BAND F

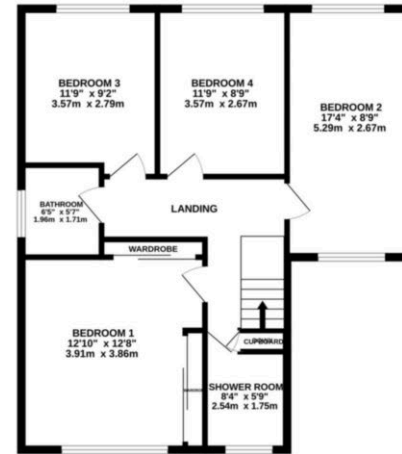
SERVICES (NOT TESTED)

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

GROUND FLOOR
1099 sq.ft. (102.1 sq.m.) approx.



1ST FLOOR
724 sq.ft. (67.2 sq.m.) approx.



TOTAL FLOOR AREA: 1823 sq.ft. (169.4 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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