



**GASCOIGNE
HALMAN**

19 BROOKFIELD AVENUE, POYNTON

THE AREAS LEADING ESTATE AGENT

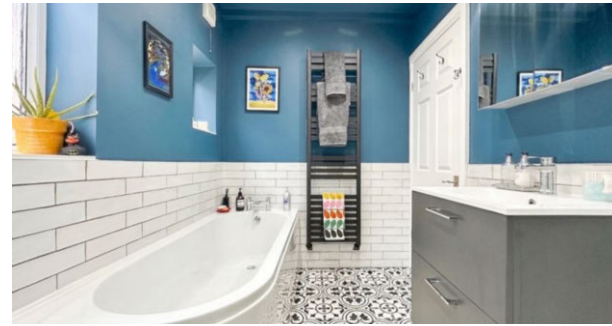
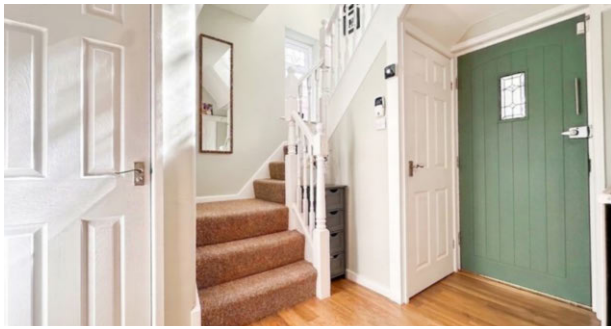


19 BROOKFIELD AVENUE, POYNTON

OFFERS OVER £850,000

A SUBSTANTIALLY EXTENDED BAY FRONTED DETACHED FAMILY HOME occupying an ENVIABLE PLOT within a HIGHLY SOUGHT AFTER RESIDENTIAL AREA within walking distance of POYNTON VILLAGE. LOUNGE with FEATURE FIREPLACE, SEPARATE SITTING ROOM, STUDY, PLAYROOM, COMPREHENSIVELY FITTED OPEN PLAN LIVING DINING KITCHEN and UTILITY ROOM. MASTER BEDROOM with EN-SUITE SHOWER ROOM, THREE FURTHER GOOD SIZED BEDROOMS and FAMILY BATHROOM. DRIVEWAY PROVIDING OFF ROAD PARKING for SEVERAL VEHICLES plus ELECTRIC CHARGING PORT. LARGE FULLY ENCLOSED BEAUTIFULLY LANDSCAPED REAR GARDEN.

- AN EXTENDED 1950'S DETACHED FAMILY HOME
- FOUR BEDROOMS & TWO BATHROOMS
- SOUGHT AFTER LOCATION WITHIN WALKING DISTANCE OF POYNTON VILLAGE AND LOCAL SHOPS
- THREE SEPARATE RECEPTION ROOMS & MODERN OPEN PLAN DINING KITCHEN
- DOWNSTAIRS WC & UTILITY ROOM
- AMPLE OFF ROAD PARKING & STUNNING LANDSCAPED GARDENS



This exceptional detached family home has been thoughtfully extended and remodelled to create spacious and well-balanced accommodation, beautifully presented throughout. Situated within a highly sought-after residential area, the property is within walking distance of Poynton village, the train station, and excellent local schools. In brief, the accommodation comprises:- entrance porch leading into a welcoming hallway, featuring an open-turning staircase to the first floor, along with a modern downstairs WC. To the front of the property, a bright sitting room benefits from a walk-in bay window, allowing for plenty of natural light. Leading directly off the sitting room is a further reception room, currently used as a versatile hobby and fitness space. This well-proportioned room offers excellent flexibility and could equally serve as a home office, playroom, or studio. The utility room is accessed from this space, providing additional storage and laundry facilities, along with access to the rear garden. The ground floor layout continues to impress with an additional study/hobby room, providing further adaptable space. To the rear, the cosy lounge can be accessed from both the entrance hall and the kitchen, and is centred around an attractive feature fireplace incorporating a wood-burning stove. At the heart of the home is the impressive open-plan living dining kitchen, comprehensively fitted with a range of shaker-style units and extensive work surfaces. Integrated appliances include a double oven, five-ring gas hob with extractor hood, dishwasher, double fridge and separate freezer, along with a Proboil hot water tap. There is ample space for both dining and entertaining, with French doors opening directly onto the beautifully landscaped rear garden.

To the first floor, the principal bedroom is positioned to the front of the property and benefits from a modern en-suite shower room with a wash hand basin and WC. Bedrooms two and three are generous doubles, whilst bedroom four is a small double, offering excellent flexibility for a variety of uses. All additional bedrooms overlook the rear garden and enjoy pleasant views. The family bathroom is fitted with a contemporary suite, featuring a wash hand basin, WC, panelled bath, and a separate shower enclosure. Externally, to the front, the property features a large driveway providing ample off-road parking for multiple vehicles and benefits from the addition of an electric vehicle charging point. The rear garden is beautifully landscaped and fully enclosed, mainly laid to lawn with two Indian stone patio areas and well-stocked borders, and also benefits from a useful garden shed with mains power.

DIRECTIONS

SK12 1HZ

TENURE

FREEHOLD

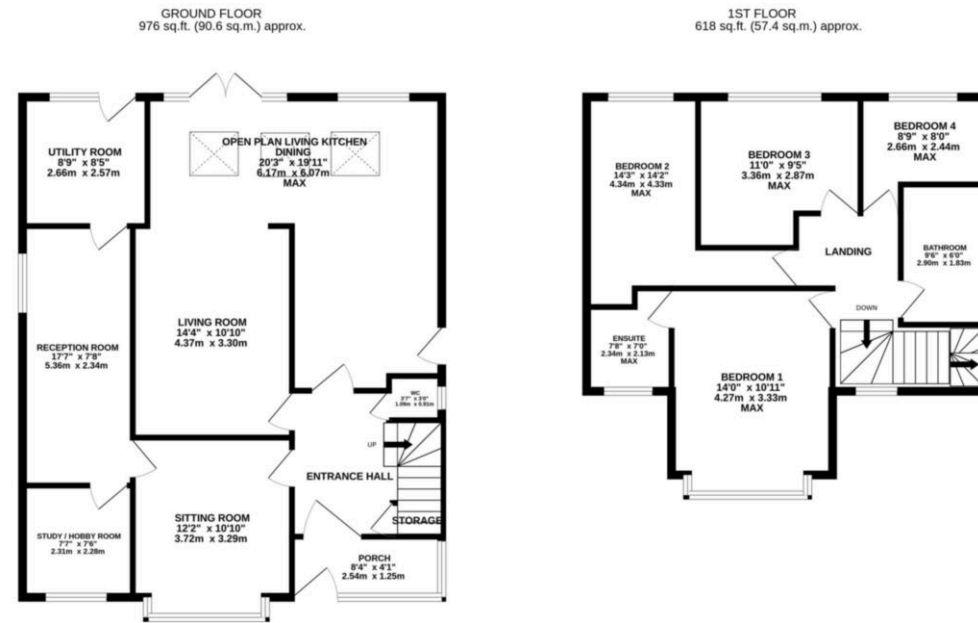
LOCAL AUTHORITY

CHESHIRE EAST COUNCIL TAX BAND E

SERVICES

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

FLOORPLAN & EPC



TOTAL FLOOR AREA: 1594 sq.ft. (148.1 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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