



**GASCOIGNE
HALMAN**

1 THOMAS GRAY ROAD, POYNTON

THE AREAS LEADING ESTATE AGENT

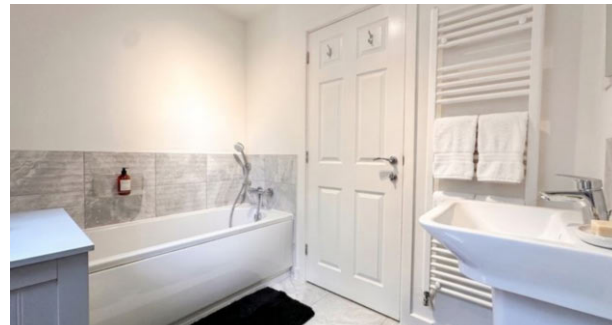


1 THOMAS GRAY ROAD, POYNTON

ASKING PRICE £415,000

AN WELL PRESENTED THREE BEDROOM SEMI-DETACHED FAMILY HOME, OCCUPYING a FAVOURABLE POSITION within the HIGHLY SOUGHT AFTER BLOOR HOMES 'KINGSWOOD' DEVELOPMENT. ENTRANCE HALL, LOUNGE and a MODERN DINING KITCHEN with FRENCH DOORS LEADING to the REAR GARDEN, UTILITY ROOM and DOWNSTAIRS WC. MASTER BEDROOM with EN-SUITE SHOWER ROOM, TWO FURTHER WELL-PROPORTIONED BEDROOMS and a CONTEMPORARY FAMILY BATHROOM. GENEROUS ENCLOSED REAR GARDEN with PATIO AREA and a DRIVEWAY PROVIDING AMPLE OFF ROAD PARKING with ELECTRIC VEHICLE CHARGING POINT.

- A SEMI DETACHED THREE BEDROOM, TWO BATHROOM SEMI DETACHED FAMILY HOME
- WELL PRESENTED ACCOMMODATION THROUGHOUT
- DOWNSTAIRS WC AND UTILITY ROOM
- MASTER BEDROOM WITH EN-SUITE SHOWER ROOM
- LOCATED WITHIN THE SOUGHT AFTER KINGSWOOD DEVELOPMENT, CONVENIENTLY PLACED FOR POYNTON TRAIN STATION & THE A555
- DELIGHTFUL REAR GARDEN & DRIVEWAY PROVIDING AMPLE OFF ROAD PARKING WITH ELECTRIC CHARGING POINT



DESCRIPTION

Occupying a favourable cul-de-sac position within the recently constructed Bloor Homes 'Kingswood' development, ideally situated for both Poynton and Bramhall villages, the A555 and Poynton train station, this well-presented three bedroom semi-detached family home offers stylish and well-balanced accommodation throughout. In brief, the property comprises; an entrance hall with stairs leading to the first floor. Positioned to the front is a generously proportioned lounge, beautifully presented and filled with natural light from a large window, creating a comfortable and inviting living space. To the rear, the dining kitchen is fitted with an extensive range of wall, base and drawer units, complemented by square edge worktops and matching upstands. Integrated appliances include an electric oven, gas hob with extractor over, dishwasher and fridge/freezer. French doors provide an abundance of natural light and open onto the rear garden. A useful utility room and a downstairs WC complete the ground floor accommodation. To the first floor, the master bedroom is a spacious double room benefiting from an en-suite shower room with walk-in shower cubicle, low level WC and wall mounted wash basin. The second bedroom is also a well-proportioned double, whilst the third bedroom is a good sized single room, ideal as a child's bedroom or home office and complete with a built-in wardrobe. The stylish family bathroom is fitted with a contemporary four piece suite, including a fully tiled walk-in shower, separate bath, low level WC and a vanity unit with inset sink. Externally, to the front of the property is a lawned garden alongside a tarmac driveway providing ample off-road parking and the added benefit of an electric vehicle charging point. To the rear is a generously sized enclosed garden, predominantly laid to lawn and bordered by timber fencing, offering a good degree of privacy. A paved patio area adjoins the property, creating an ideal space for outdoor seating and entertaining, along with a useful timber storage shed.

DIRECTIONS

SK12 1FF

TENURE

FREEHOLD

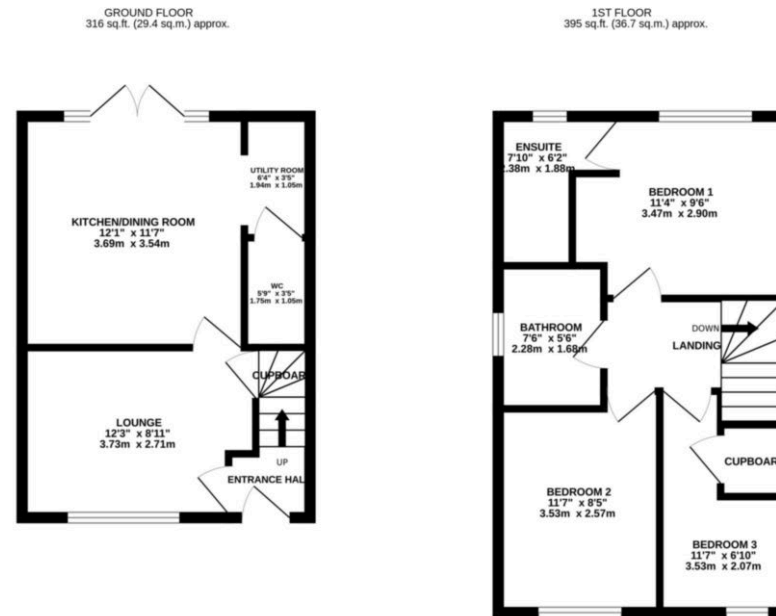
LOCAL AUTHORITY

CHESHIRE EAST COUNCIL TAX BAND D

SERVICES

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

FLOORPLAN & EPC



TOTAL FLOOR AREA: 711 sq.ft. (66.1 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.
Made with AutoCAD 2020

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**