



**GASCOIGNE
HALMAN**

1 WARFORD AVENUE, POYNTON

THE AREAS LEADING ESTATE AGENT



1 WARFORD AVENUE, POYNTON

ASKING PRICE £700,000

A BEAUTIFULLY PRESENTED and EXTENDED FOUR BEDROOM DETACHED FAMILY HOME OCCUPYING an ENVIABLE CORNER PLOT with GENEROUS WRAP-AROUND GARDENS. SPACIOUS BAY-FRONTED LOUNGE with FEATURE FIREPLACE, OPEN-PLAN DINING ROOM with ADJOINING SITTING AREA and CONTEMPORARY FITTED KITCHEN with QUARTZ WORKTOPS and INTEGRATED APPLIANCES. MASTER BEDROOM with EN-SUITE SHOWER ROOM and WALK-IN STORAGE ROOM, THREE FURTHER WELL-PROPORTIONED BEDROOMS and a MODERN FAMILY BATHROOM. UTILITY ROOM, GROUND FLOOR SHOWER ROOM and SEPARATE WC. DRIVEWAY PARKING, INTEGRAL GARAGE AND BEAUTIFULLY MAINTAINED GARDENS.

- A WELL PRESENTED EXTENDED FOUR BEDROOM DETACHED FAMILY HOME

- SPACIOUS OPEN-PLAN DINING ROOM WITH ADJOINING SITTING AREA

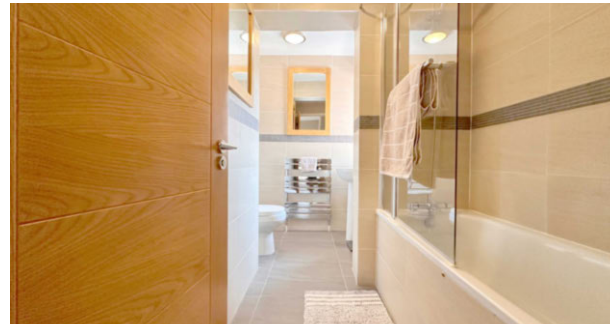
- MODERN FITTED KITCHEN WITH QUARTZ WORKTOPS & SEPARATE UTILITY ROOM

- FOUR WELL-PROPORTIONED BEDROOMS WITH EN-SUITE TO THE MASTER BEDROOM

- DRIVEWAY PARKING, INTEGRAL GARAGE, GROUND FLOOR WC & SHOWER ROOM

- GENEROUS WRAP-AROUND GARDENS OCCUPYING AN ENVIABLE CORNER PLOT





DESCRIPTION

Occupying an enviable corner plot, this beautifully presented extended four bedroom detached family home offers spacious and versatile accommodation throughout, complemented by generous wrap-around gardens, ample driveway parking and an integral garage. The accommodation briefly comprises:- a welcoming entrance hall with storage cupboard, spacious bay-fronted lounge with electric feature fireplace, an extended open-plan dining room with adjoining sitting area and French doors opening onto the garden. The contemporary kitchen is fitted with a range of high-gloss wall, base and drawer units, quartz worktops, Miele oven, induction hob with Siemens extractor over, and a range of integrated appliances. A utility room provides additional storage together with space and plumbing for freestanding appliances, whilst also offering internal access to the integral garage and direct access to the rear garden. A ground floor shower room and separate WC add further practicality. To the first floor are four well-proportioned bedrooms, including a generous principal bedroom with fitted wardrobes, en-suite shower room and walk-in storage room. Bedrooms two and three are comfortable double rooms, whilst bedroom four offers flexibility as a bedroom, nursery or home office. The modern family bathroom is fitted with a bath with shower over, wash hand basin and WC. Externally, the property enjoys beautifully maintained wrap-around gardens, featuring a generous lawned side garden, private rear garden, paved entertaining terrace and raised seating area, all complemented by mature hedging and established planting. To the front, a driveway provides off-road parking and leads to the integral garage.

DIRECTIONS

SK12 1SY

TENURE

LEASEHOLD 999 YEARS FROM 23/5/1975. 948 YEARS REMAINING. £30 GROUND RENT PER ANNUM.

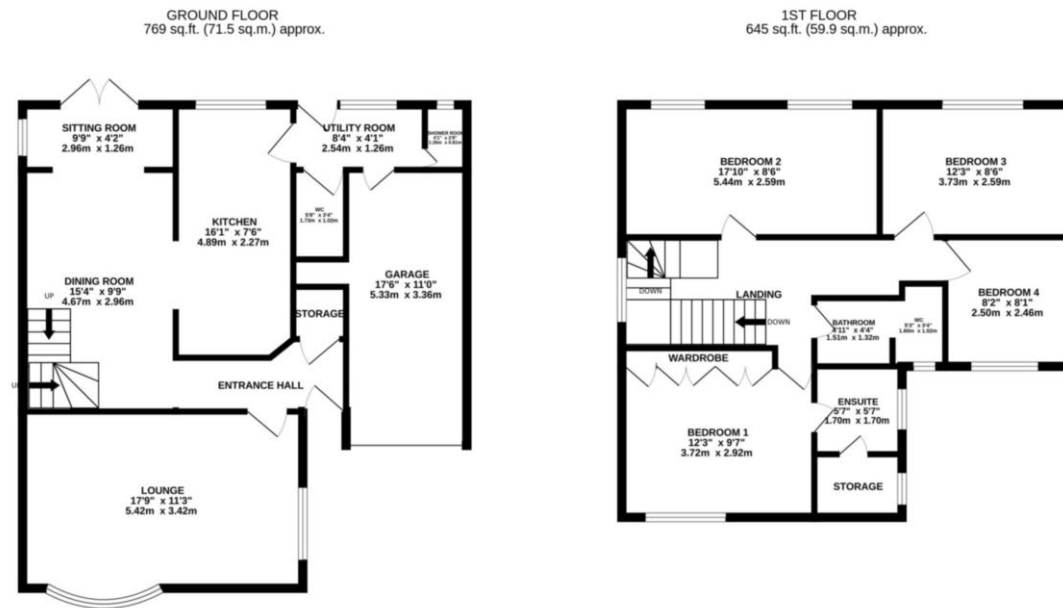
LOCAL AUTHORITY

CHESHIRE EAST COUNCIL TAX BAND F

SERVICES (NOT TESTED)

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

FLOORPLAN & EPC



TOTAL FLOOR AREA: 1414 sq.ft. (131.4 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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