



**GASCOIGNE
HALMAN**

290 PARK LANE, POYNTON

THE AREAS LEADING ESTATE AGENT



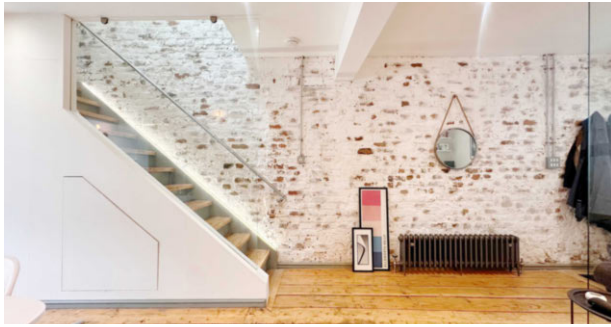
290 PARK LANE, POYNTON

OFFERS OVER £335,000

AN IMMACULATELY PRESENTED TWO BEDROOM EXTENDED MID TERRACE COTTAGE, CENTRALLY LOCATED WITHIN POYNTON VILLAGE. BOASTING A STUNNING OPEN-PLAN LOUNGE/DINER WITH WOOD BURNING STOVE, AN EXTENDED SHAKER-STYLE KITCHEN WITH CENTRAL ISLAND, TWO WELL-PROPORTIONED BEDROOMS, VAULTED CEILINGS, A LUXURIOUS FOUR-PIECE BATHROOM, AND A SOUTH-FACING GARDEN FEATURING AN ENTERTAINING DECK AND WILD GARDEN BEYOND.

- A UNIQUELY EXTENDED TWO BEDROOM MID TERRACE COTTAGE
- IMPRESSIVE 26FT OPEN-PLAN LOUNGE/DINER WITH WOOD BURNING STOVE
- MODERN SHAKER-STYLE KITCHEN WITH QUARTZ WORKTOPS AND CENTRAL ISLAND
- VAULTED CEILINGS, EXPOSED BRICKWORK AND CHARACTER FEATURES THROUGHOUT
- LUXURIOUS FOUR-PIECE BATHROOM WITH FREESTANDING BATH AND WALK-IN SHOWER
- SOUTH-FACING GARDEN WITH LARGE ENTERTAINING DECK AND WILD GARDEN TO THE REAR





DESCRIPTION

This beautifully presented two bedroom mid-terraced cottage offers a distinctive blend of period charm and contemporary styling, extending to approximately 982 sq.ft. of thoughtfully remodelled accommodation. Immaculately finished throughout, this exceptional home combines a wealth of character features with bespoke modern enhancements to create a stylish and versatile living environment ideally suited to modern family living. The property enjoys attractive kerb appeal with a traditional brick façade and enclosed frontage, whilst internally a host of original features and carefully considered finishes can be found throughout, including stripped wooden flooring, exposed washed brick walls, cast iron radiators, vaulted ceilings, exposed beams, feature lighting and a charming wood-burning stove. In brief, the accommodation comprises a welcoming open-plan lounge/diner, a superb reception space combining living and dining areas seamlessly. The lounge centres around a recessed fireplace housing a cast iron wood-burning stove beneath an exposed brick lintel, whilst bespoke shelving, cast iron radiators and stripped wooden flooring further enhance the character of the room. A striking glazed staircase with feature lighting and exposed washed brick wall creates an impressive focal point and contributes to the property's unique industrial-inspired aesthetic. Beneath the staircase is a well-appointed downstairs WC, fitted with a contemporary two-piece suite, bespoke panelling and useful built-in storage. To the rear of the property is the stunning extended kitchen/breakfast room, undoubtedly one of the home's standout features. Flooded with natural light from a large roof lantern and rear French doors, the kitchen is fitted with an attractive range of shaker-style wall, base and drawer units, complemented by quartz worktops and a substantial central island incorporating breakfast seating and an induction hob. Integrated appliances include a fridge freezer, washing machine, dishwasher and oven/grill, whilst a Belfast sink with filtered instant hot water tap completes this impressive space. Designed with both practicality and entertaining in mind, the kitchen forms the true heart of the home. To the first floor, the galleried landing features a vaulted ceiling, Velux roof window and exposed washed brick wall, creating a bright and airy transition between rooms. The master bedroom enjoys a vaulted ceiling, exposed beams and an attractive washed brick feature wall, creating a stylish and characterful retreat. The second bedroom provides well-proportioned and versatile accommodation, ideal as a guest bedroom, nursery or home office. Completing the accommodation is a stunning four-piece family bathroom, fitted with a freestanding roll-top bath with mixer tap and shower attachment, walk-in rainfall shower, pedestal wash hand basin and WC. Finished with stripped wooden flooring, panelled walls, vaulted ceiling and two Velux roof windows, the bathroom enjoys an abundance of natural light and delivers a luxurious boutique-style finish. Externally, the property benefits from a generous south-facing rear garden, designed with entertaining in mind. An extensive raised timber decked terrace provides excellent space for outdoor dining and social gatherings, whilst decorative festoon lighting creates a wonderful atmosphere during the evening. Beyond the decking, the garden extends into a delightful wild garden, attracting wildlife and providing a mature, leafy backdrop that enhances both the privacy and character of this exceptional outdoor space.

DIRECTIONS

SK12 1RQ

TENURE

FREEHOLD

LOCAL AUTHORITY

CHESHIRE EAST COUNCIL TAX BAND C

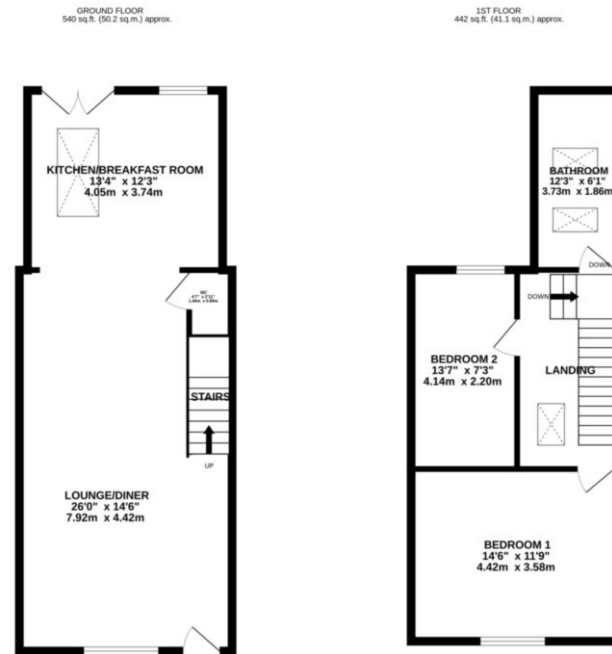
SERVICES (NOT TESTED)

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

AGENTS NOTE

The Land Registry title has yet to be updated with the Vendor's details. Please ask the branch for more details.

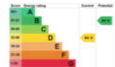
FLOORPLAN & EPC



TOTAL FLOOR AREA: 982 sq.ft. (91.2 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, windows, doors and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, fixtures and appliances shown have not been tested and no guarantee as to their condition or delivery can be given.

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