GASCOIGNE HALMAN

10 HARDWICKE ROAD, POYNTON

THE AREAS LEADING ESTATE AGENT

10 HARDWICKE ROAD, POYNTON

Asking Price £600,000

A THOUGHTFULLY EXTENDED FOUR BEDROOM DETACHED FAMILY HOME which OCCUPIES A FAVOURABLE POSITION in a SMALL CUL-DE-SAC within a HIGHLY DESIREABLE RESIDENTIAL LOCATION. ENTRANCE HALL, DOWNSTAIRS WC, LOUNGE, SEPARATE DINING ROOM, SITTING ROOM, MODERN FITTED KITCHEN, UTILITY ROOM, FOUR WELL PROPORTIONED BEDROOMS and FAMILY BATHROOM. DRIVEWAY providing AMPLE OFF ROAD PARKING. INTEGRAL SINGLE GARAGE. SOUTH FACING REAR GARDEN with GATED ACCESS onto LADYS INCLINE.

- AN EXTENDED FOUR BEDROOM DETACHED FAMILY HOME

- PRESENTED TO A HIGH STANDARD THROUGHOUT

- THREE SEPARATE RECEPTION ROOMS

- DOWNSTAIRS WC & UTILITY ROOM

- PRIME POSITION WITHIN A CUL-DE-SAC IN A HIGHLY SOUGHT AFTER RESIDENTIAL AREA OFF TOWERS ROAD

- LARGE DRIVEWAY PROVIDING AMPLE OFF ROAD PARKING, INTEGRAL GARAGE AND SOUTH FACING REAR GARDEN

Occupying a private and enviable position within a sought after residential area being conveniently placed for Poynton village and countryside walks, this detached family home has been thoughtfully extended and now offers spacious and well presented accommodation throughout. In brief the property comprises :- Entrance hall with open staircase leading to the first floor and useful storage cupboard below and downstairs wc with modern 2 piece suite. To the front of the property is the lounge, a large window allows for plenty of natural light and the main focal point of this room is the feature fireplace with electric fire. The separate dining room has ample space for a formal dining table and chairs and leads into the third reception room which the current owners use as additional sitting room, it would also be ideal as a children's playroom or office space. The modern kitchen is comprehensively fitted with a range of wall, base and drawer units these are complemented by roll top work surfaces over, the integrated appliances include a double oven, induction hob with chimney style extractor hood over, dishwasher and fridge. A utility room provides additional storage and laundry facilities an internal door provides access to the garage. To the first floor the master bedroom includes a range of floor to ceiling wardrobes, there are two further double bedrooms and a single bedroom. The partially tiled family bathroom is fitted with a panelled bath with shower over, low level wc and pedestal wash basin. To the front of the property is a lawned garden and large driveway which provides off road parking for multiple vehicles and access to the integral garage. The South facing rear garden is fully enclosed by perimeter fencing, there is a delightful patio seating area, a circular lawn and gravelled areas. The garden is well stocked with a variety of established plants, trees and shrubs. There is gated access directly onto Lady's incline.

DIRECTIONS

SK12 1BT

TENURE

LEASEHOLD 999 YEAR LEASE FROM NOVEMBER 1975 949 YEARS REMAINING. GROUND RENT IS £27 PER ANNUM

LOCAL AUTHORITY

CHESHIRE EAST COUNCIL COUNCIL TAX BAND E

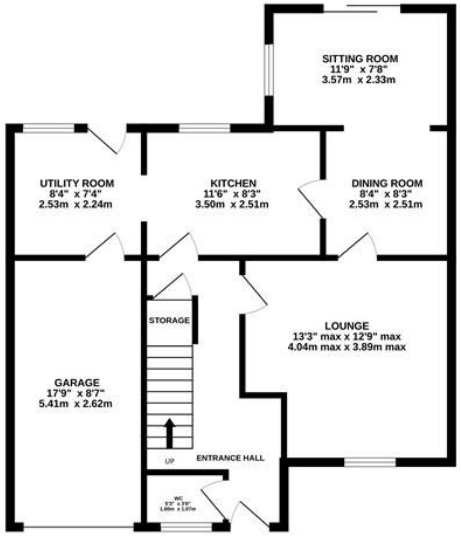
SERVICES (NOT TESTED)

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

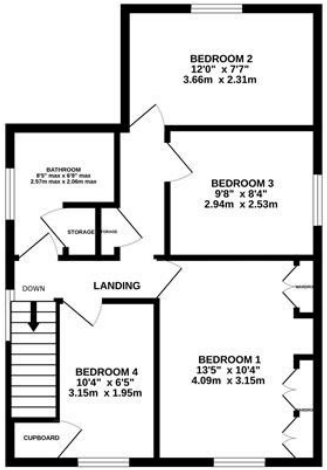
AGENT NOTES

It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your conveyancer will take the necessary steps and advise you as to time-frames for registration.

GROUND FLOOR
769 sq.ft. (71.4 sq.m.) approx.



1ST FLOOR
517 sq.ft. (48.0 sq.m.) approx.



TOTAL FLOOR AREA : 1286 sq.ft. (119.5 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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