



**GASCOIGNE
HALMAN**

37 CLIFFORD ROAD, POYNTON

THE AREAS LEADING ESTATE AGENT



37 CLIFFORD ROAD, POYNTON

OFFERS OVER £650,000

AN ATTRACTIVE FIVE BEDROOM DETACHED FAMILY HOME OFFERING FLEXIBLE ACCOMMODATION THROUGHOUT, FEATURING THREE RECEPTION ROOMS, A MODERN CONSERVATORY, GROUND FLOOR WET ROOM AND USEFUL UTILITY ROOM. FIVE WELL-PROPORTIONED BEDROOMS, A FAMILY BATHROOM AND SEPARATE WC TO THE FIRST FLOOR. ATTRACTIVE GARDENS TO THE FRONT AND REAR, DRIVEWAY PARKING TO TWO SIDES, A SINGLE GARAGE AND A FULLY POWERED WORKSHOP

- A WELL PRESENTED FIVE BEDROOM DETACHED FAMILY HOME

- THREE VERSATILE RECEPTION ROOMS

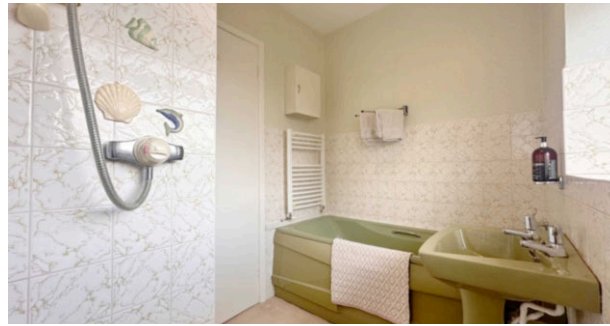
- GROUND FLOOR WET ROOM & FAMILY BATHROOM

- MODERN CONSERVATORY WITH FRENCH DOORS TO GARDEN

- DRIVEWAY PARKING TO TWO SIDES & SINGLE GARAGE

- ENCLOSED ESTABLISHED REAR GARDEN WITH POWERED WORKSHOP





DESCRIPTION

An attractive five bedroom detached family home, offering spacious and versatile accommodation throughout, offered to the market with no onward chain, ideally situated within comfortable walking distance of Poynton village and it's excellent range of local amenities. The accommodation in brief comprises:- an entrance porch leading into a welcoming entrance hall with stairs rising to the first floor. To the front aspect is a generous lounge enjoying plenty of natural light, whilst a separate dining room opens directly into the conservatory. The fitted kitchen is fitted with a range of wall, base and drawer units, incorporating a built-in oven and gas hob, together with recess space for a dishwasher. A further reception room provides excellent flexibility as a study, home office or playroom and benefits from underfloor heating. Completing the ground floor is a wet room fitted with a shower, pedestal wash hand basin and WC, together with a useful utility room providing access to the rear garden. The modern conservatory enjoys pleasant views over the garden and features French doors opening onto the patio. To the first floor, the landing leads to five bedrooms comprising two double bedrooms, one small double bedroom and two single bedrooms. The principal bedroom benefits from fitted wardrobes, whilst bedrooms two and four each feature a pedestal wash hand basin. The family bathroom is fitted with a walk-in shower, panelled bath and wash hand basin, whilst a separate WC provides additional convenience for family living. Externally, the property is set behind an attractive front garden laid predominantly to lawn with mature shrubs and established planting. Driveway parking is provided to both sides of the property, one leading to the single garage with up-and-over door. To the rear, the enclosed garden is predominantly laid to lawn and offers an excellent space for outdoor entertaining and family enjoyment. A fully powered workshop provides useful additional space for hobbies, storage or those requiring a dedicated workspace.

TENURE

FREEHOLD

AGENTS 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 timeframes for registration.

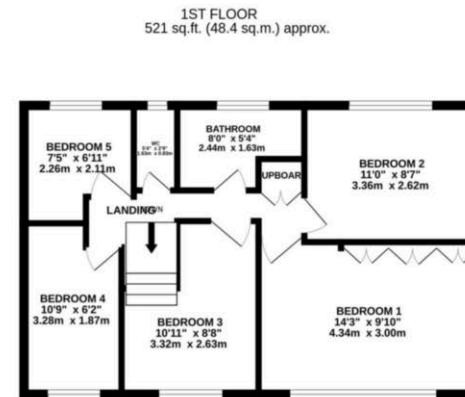
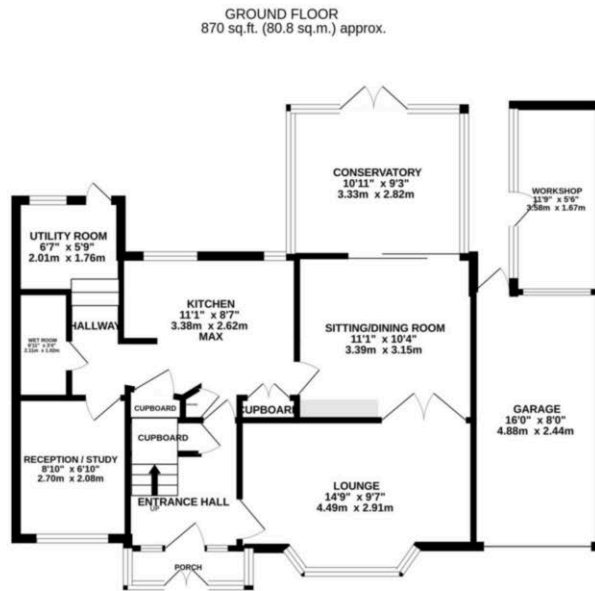
LOCAL AUTHORITY

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: 1391 sq.ft. (129.3 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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