



**GASCOIGNE
HALMAN**

103 LONDON ROAD SOUTH, POYNTON

THE AREAS LEADING ESTATE AGENT



103 LONDON ROAD SOUTH, POYNTON

OFFERS IN THE REGION OF £590,000

A SUBSTANTIAL FOUR BEDROOM 1960'S DETACHED FAMILY HOME OFFERING AN EXCELLENT OPPORTUNITY FOR MODERNISATION, SITUATED WITHIN WALKING DISTANCE OF POYNTON VILLAGE. BOASTING APPROXIMATELY 1,568 SQ.FT. OF VERSATILE ACCOMMODATION, INCLUDING FOUR RECEPTION ROOMS, STORAGE/STUDY & A DOWNSTAIRS WC, FOUR GENEROUS BEDROOMS PLUS A STUDY. BENEFITTING FROM AMPLE OFF-ROAD PARKING, A CARPORT AND A STUNNING MATURE SOUTH EAST-FACING LANDSCAPED REAR GARDEN, THIS IS A RARE OPPORTUNITY TO ACQUIRE A SPACIOUS FAMILY HOME ON A GENEROUS PLOT IN A HIGHLY SOUGHT-AFTER LOCATION.

- *** NO ONWARD CHAIN ***

- A SUBSTANTIAL 1960s FOUR BEDROOM DETACHED FAMILY HOME

- FOUR RECEPTION ROOMS, A SEPARATE STUDY & DOWNSTAIRS WC

- OFFERS EXCELLENT POTENTIAL FOR MODERNISATION THROUGHOUT

- FOUR WELL PROPORTIONED BEDROOMS, TWO WITH FITTED WARDROBES

- AMPLE OFF-ROAD PARKING & BEAUTIFULLY LANDSCAPED FRONT AND REAR SOUTH-EAST FACING GARDEN WITH A HIGH DEGREE OF PRIVACY



DESCRIPTION

A substantial four bedroom 1960's detached family home occupying a generous plot and situated within walking distance of Poynton Village, offering approximately 1,568 SQ FT of versatile accommodation, ample off road parking and a stunning mature south east-facing rear garden. The accommodation comprises:- a welcoming entrance hall with stairs rising to the first floor and a cloakroom. To the ground floor is an extensive lounge overlooking the front aspect, a separate dining room enjoying views over the rear garden and a fitted kitchen with a door leading outside. Beyond the kitchen is a versatile suite of rooms, formerly used as part of a dental practice, comprising a further reception room with attractive garden views, an additional front-facing reception room, a downstairs WC and a useful office/storage room. This area offers excellent flexibility for a variety of uses, including additional family living space, home working or hobby rooms, subject to individual requirements. To the first floor, a spacious landing provides access to a generous principal bedroom and three further double bedrooms, two of which benefit from fitted wardrobes. There is also a separate study, ideal for those working from home. The shower room is fitted with a walk-in shower enclosure, wash hand basin with vanity storage, bidet and WC. A substantial boarded loft with ladder access provides excellent additional storage space. Externally, the property is set back from the road behind a generous driveway providing ample off-road parking. The front garden is attractively landscaped with mature trees and established planting, creating a private and welcoming approach. A carport provides covered access to the side entrance and rear garden. A particular feature of this superb family home is the magnificent south east-facing rear garden. Beautifully maintained and landscaped over many years, the garden is predominantly laid to lawn and enjoys an abundance of mature trees, shrubs and established borders, creating a wonderful degree of privacy. Winding pathways, seating areas and attractive planting provide a delightful outdoor environment, ideal for families, gardeners and those who enjoy outdoor entertaining. Whilst lovingly maintained and cared for over many years, the property now offers an exciting opportunity for modernisation and personalisation, allowing purchasers to create a truly exceptional long-term family home in one of Poynton's most sought-after residential locations.

DIRECTIONS

SK12 1LF

TENURE

FREEHOLD

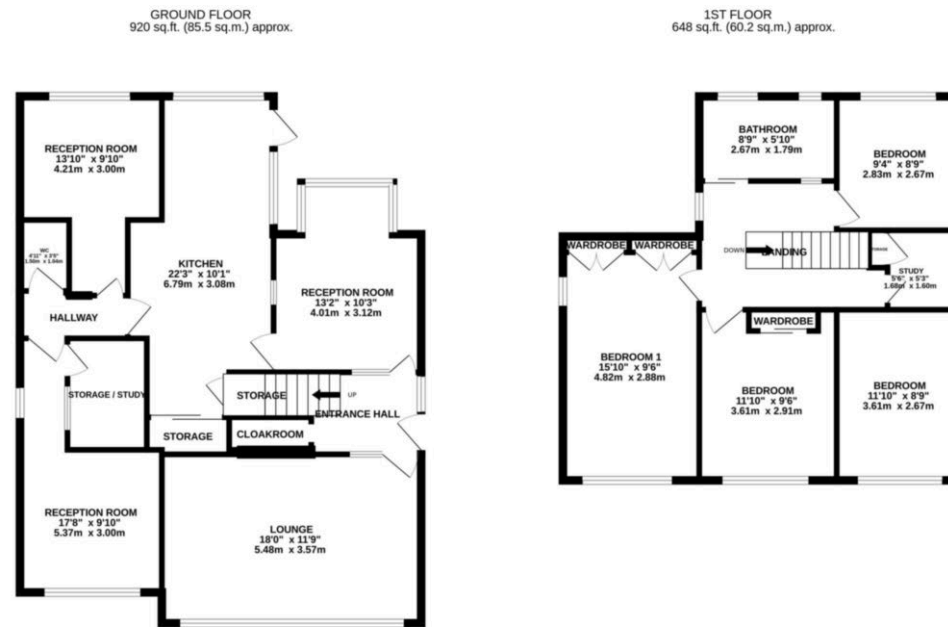
LOCAL AUTHORITY

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.

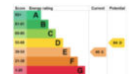
FLOORPLAN & EPC



TOTAL FLOOR AREA: 1568 sq.ft. (145.6 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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