



1 GLOUCESTER ROAD, Poynton - £339,950

Spacious, bright, airy, detached, adaptable, convenient location and Immaculately presented - What more could you wish for?

This home is positioned on a plot which offers ample parking space for at least 3 cars; there is a lawn area adjacent to the driveway and side gates separating the front from the rear. At the rear there is an attractive garden which faces South to South West and is mainly laid to lawn with mature well stocked borders, plus ample patio area abutting the home which can be accessed via French doors from the large lounge and there is also a garden shed providing useful extra storage.

Internally this really is a "must view" property! Offering light, bright and airy accommodation the home is best appreciated upon inspection. We trust our floor plans will give you a good indication of the shape, size and layout of the accommodation however we strongly recommend you view this home, which in brief offers accommodation comprising;

When you first enter the home you are greeted by an L-Shape entrance hall, which is 5ft9 wide on entrance with overall measurements of 11ft5 by 13ft7. Built in cupboard storage facilities can be found in the hall and access to all of the rooms bar the dining kitchen can be gained via the hall which also has Oak Amtico wood flooring which bounces light throughout this area of the home.

The spacious Lounge can be found to the rear section of the accommodation and is an excellent size room with attractive cream coloured Marble feature fireplace to one wall with living flame gas fire inset. This spacious room has a high quality Oak style Amtico flooring fitted and enjoys direct access out to the garden via uPVC French doors with side panel uPVC windows. Adjacent to the lounge you will find the spacious dining kitchen, which offers ample space to dine with one section of the room dedicated for space to house a dining table and the other end fitted with a stylish range of cream coloured base and eye level units complimented by contrasting coloured black roll top work surfaces with return splash backs. Fitted appliances within the kitchen area include a; Stainless steel sink unit with mixer tap. Ceramic hob along with stainless steel oven and microwave into housing unit and integrated dishwasher, whilst there is also space dedicated for a fridge freezer and plumbing for a washing machine. Amtico Oak flooring can be found in this room as can the combination Gas Central Heating boiler. A further benefit to the kitchen is the dual aspect views to the rear and side aspect which adds extra light to the room plus there is access to the side space via a uPVC door.

Off the entrance hall you will then find three bedrooms. Two of which are good sized double bedrooms positioned to the front of the accommodation. The main bedroom has a walk in bay window to the front aspect whilst both have Amtico Oak design wood flooring which again helps bounce the light around these well presented spacious rooms. The third bedroom has a view to the side aspect via uPVC double glazed window and is a multifunctional room (as all the bedrooms could be) and could be a study/hobby room if you only require two bedrooms.

The spacious bathroom (which has had the bath removed) is fitted with a modern stylish suite comprising of a wash hand basin with toiletries cabinet below and mirror above with matching side shelves, cabinet space and lighting. Adjacent there is a walk in shower enclosure with double curved sliding doors plus a low level WC with concealed cistern with display plinth above. Attractive wall tiling and chrome fittings both compliment and finish off the look superbly.

The entire home benefits from uPVC double glazed windows and is warmed by Gas Fired Central Heating.

DIRECTIONS: From Poynton Train Station Proceed for a short distance along Chester Road, turning first right onto Clifford Road and first left onto Gloucester Road, follow Gloucester to the right and the property is on the Right.

From Poynton Village Proceed along London Road South turning right onto Queensway and then first Right onto Gloucester Road where the property is immediately on the left hand side.

Energy Performance rated: D

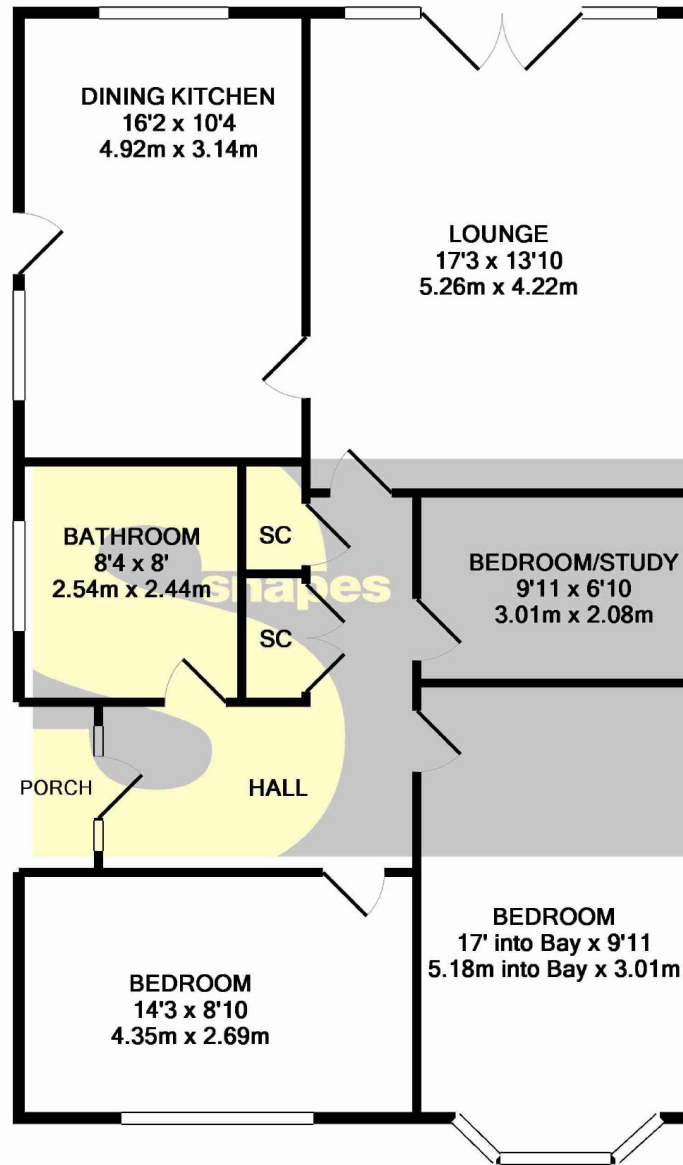
Energy Rating: D

VIEWING: Contact Poynton on **01625 874344** or **poynton@snapes.co.uk**

POST CODE: **SK12 1JJ** **COUNCIL TAX BAND:** **E**

NOTE: Measurements are approximate and no appliances have been tested. This brochure does not form part of a legal contract and is for guidance purposes only and prepared in good faith.





Get a real feel for the property by Viewing! Contact the office to make your appointment to view.
Please note, our photos are taken using a 10mm to 15mm wide angle lens to capture as much of the room as we can for your benefit. This can lead to rooms looking bigger than the measurement on the floorplan.
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