



**GASCOIGNE
HALMAN**

3 WOOLLEY AVENUE, POYNTON

THE AREAS LEADING ESTATE AGENT



3 WOOLLEY AVENUE, POYNTON

Asking Price £685,000

A WELL PRESENTED LARGE DETACHED FAMILY HOME occupying an ENVIABLE CUL-DE-SAC POSITION within WALKING DISTANCE to POYNTON VILLAGE. DOWNSTAIRS SHOWER ROOM, TWO SEPARATE RECEPTION ROOMS, DINING KITCHEN, MASTER BEDROOM with DRESSING ROOM and EN-SUITE SHOWER ROOM, FOUR FURTHER GOOD SIZED BEDROOMS and FAMILY BATHROOM. DOUBLE WIDTH DRIVEWAY providing OFF ROAD PARKING for SEVERAL VEHICLES. DOUBLE INTEGRAL GARAGE. LANDSCAPED SOUTH FACING REAR GARDEN.

- A FIVE BEDROOM, THREE BATHROOM DETACHED FAMILY HOME
- TWO SEPARATE RECEPTION ROOMS & DINING KITCHEN
- OVER 2000 SQ FT OF ACCOMMODATION
- PRIME CUL-DE-SAC POSITION
- DOUBLE WIDTH DRIVEWAY & INTEGRAL DOUBLE GARAGE
- ENCLOSED LANDSCAPED SOUTH FACING REAR GARDEN



Located at the head of a small cul-de-sac just off Woolley Avenue, this detached family home occupies a prime position within a popular residential area which is within walking distance of Poynton village and the train station. The property offers exceptional proportioned accommodation and in brief comprises:- Entrance Porch, Entrance Hall, Downstairs shower room, Lounge, separate dining room and dining kitchen, with a comprehensive range of shaker style, wall, base and drawer units with roll top work surfaces over and integrated appliances. To the first floor there is a spacious landing which leads to the master bedroom which features a large walk in wardrobe and an ensuite shower room which is fully tiled with a double shower cubicle with thermostatic shower, low level wc and pedestal wash basin. There are four further double bedrooms and a family bathroom which incorporates a panelled bath with thermostatic shower over, low level wc and pedestal wash basin. Externally to the front of the property is a lawned garden and the block paved driveway provides off road parking for several vehicles and access to the integral double garage. The South facing garden is enclosed by perimeter fencing and is mainly laid to lawn with a variety of established shrubs, trees and plants and a delightful patio seating area.

DIRECTIONS

SK12 1XU

TENURE

FREEHOLD

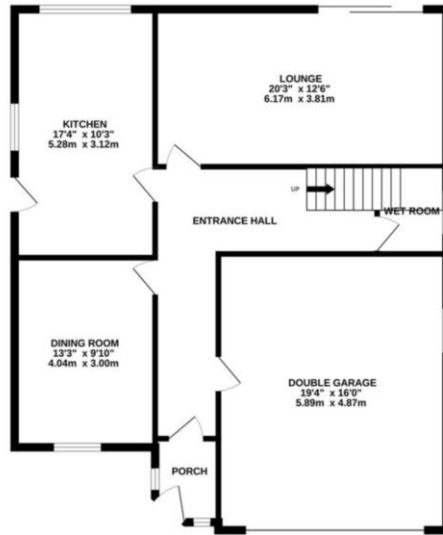
LOCAL AUTHORITY

CHESHIRE EAST COUNCIL - COUNCIL TAX BAND F

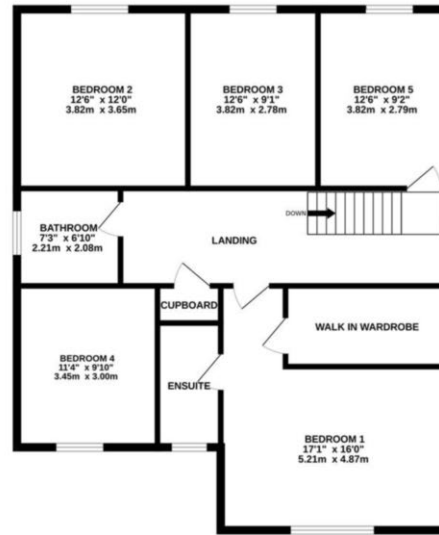
SERVICES (NOT TESTED)

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

GROUND FLOOR
1041 sq.ft. (96.7 sq.m.) approx.



1ST FLOOR
1020 sq.ft. (94.7 sq.m.) approx.



TOTAL FLOOR AREA: 2061 sq.ft. (191.4 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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POYNTON OFFICE

01625 859888

poynton@gascoignehalman.co.uk

3 Fountain Place, Poynton, SK12 1QX

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