



**GASCOIGNE  
HALMAN**

4 KNOLE AVENUE, POYNTON

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THE AREAS LEADING ESTATE AGENT



## 4 KNOLE AVENUE, POYNTON

**ASKING PRICE £495,000**

AN EXTENDED FOUR BEDROOM DETACHED FAMILY HOME occupying a CUL-DE-SAC POSITION within a HIGHLY REGARDED RESIDENTIAL AREA off TOWERS ROAD. ENTRANCE PORCH, HALL, DOWNSTAIRS WC, 22FT LOUNGE, DINING ROOM, CONSERVATORY, MODERN FITTED KITCHEN, FOUR WELL PROPORTIONED BEDROOMS and SHOWER ROOM. HERRINGBONE BLOCK PAVED DRIVEWAY proving AMPLE OFF ROAD PARKING. DETACHED SINGLE GARAGE. BEAUTIFULLY LANDSCAPED REAR GARDEN.

- \*\* NO CHAIN \*\*

- AN EXTENDED FOUR BEDROOM DETACHED FAMILY HOME

- FAVOURABLE CUL-DE-SAC POSITION

- TWO RECEPTION ROOMS PLUS CONSERVATORY

- DOWNSTAIRS WC & UTILITY ROOM

- BEAUTIFUL LANDSCAPED GARDENS, DRIVEWAY & DETACHED SINGLE GARAGE



Located in a small cul-de-sac of detached homes, within a sought-after residential development off Towers Road, this detached family home has been thoughtfully extended to offer spacious and versatile ground floor accommodation. The property is well presented throughout and in brief comprises: - Entrance porch, entrance hall with open staircase leading to the first floor and downstairs wc which is fitted with a two-piece suite. The lounge extends over 22 ft, the main focal point of this room is the feature fireplace which incorporates a living flame gas fire, the dining room has ample space for a formal dining table and chairs and sliding doors lead into the conservatory which provides an additional reception room and French doors lead to the rear garden. To the rear of the property is the kitchen which is comprehensively fitted with a range of modern high gloss wall, base and drawers units and wood block effect work surfaces over, the integral appliances include a double oven, gas hob with concealed extractor over, fridge/freezer and dishwasher. The utility room offers additional storage space and ample laundry facilities. To the first floor there are four well-proportioned bedrooms, three of which benefit from fitted furniture. The fully tiled shower room includes a corner shower cubicle, concealed cistern wc, wash basin with storage below and a heated towel rail. Externally to the front of the property is a lawned garden and herringbone driveway which leads to a detached single garage. The rear garden is fully enclosed by perimeter fencing and is predominately laid to lawn with two delightful Indian stone patio seating areas, the garden is well stocked with an abundance of established plants, trees and shrubs.

#### **DIRECTIONS**

SK12 1XN

#### **TENURE**

LEASEHOLD 999 YEAR LEASE FROM 29/09/1972 947 YEAR REMAINING GROUND RENT £27.50

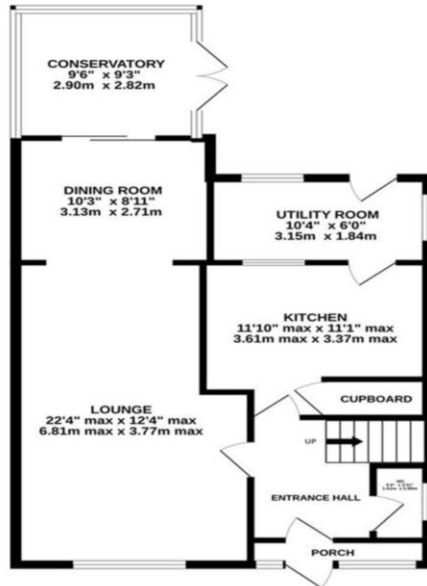
#### **LOCAL AUTHORITY**

CHESHIRE EAST COUNCIL - COUNCIL TAX BAND E

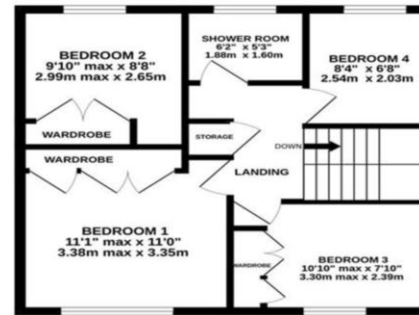
#### **SERVICES (NOT TESTED)**

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

GROUND FLOOR  
717 sq.ft. (66.6 sq.m.) approx.



1ST FLOOR  
468 sq.ft. (43.5 sq.m.) approx.



TOTAL FLOOR AREA: 1185 sq.ft. (110.1 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

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