



**GASCOIGNE
HALMAN**

4 DEVA CLOSE, POYNTON

THE AREAS LEADING ESTATE AGENT



4 DEVA CLOSE, POYNTON

Asking Price £375,000

A FOUR BEDROOM LINK DETACHED FAMILY HOME LOCATED in a CONVENIENT LOCATION within a short distance to POYNTON VILLAGE and the TRAIN STATION. ENTRANCE PORCH, LARGE LOUNGE AND MODERN DINING KITCHEN, FOUR BEDROOMS and TWO BATHROOMS. BLOCK PAVED DRIVEWAY providing AMPLE OFF ROAD PARKING. ENCLOSED LOW MAINTENANCE REAR GARDEN.

- ** NO ONWARD CHAIN **

- A FOUR BEDROOM LINK DETACHED FAMILY HOME

- LOCATED WITHIN WALKING DISTANCE TO POYNTON TRAIN STATION

- BEDROOM WITH EN-SUITE SHOWER ROOM

- DOUBLE WIDTH DRIVEWAY PROVIDING OFF ROAD PARKING

- ENCLOSED LOW MAINTENANCE REAR GARDEN





This family home occupies an enviable cul-de-sac position and is ideally located for Poynton village and train station, the property is offered to the market with no onward chain. The accommodation comprises of:- Entrance porch, large lounge with feature fireplace and stairs leading to the first floor. The dining kitchen is comprehensively fitted with a range of wall, base and drawer units with roll top work surfaces over, the remainder of the room has ample space for a formal dining suite. The downstairs bedroom has a dual aspect with French double doors to the rear garden which allow plenty of natural light, the bedroom includes a fitted wardrobe and a shower room. To the first floor are two double bedrooms and a single bedroom. The bathroom is fitted with a four piece suite and includes a paneled bath, vanity sink unit, separate corner shower cubicle and wc. Externally to the front of the property is a double width block paved driveway. The rear garden is fully enclosed with perimeter fencing and has a useful garden building, the garden is laid with an artificial lawn.

DIRECTIONS

SK12 1HH

TENURE

FREEHOLD

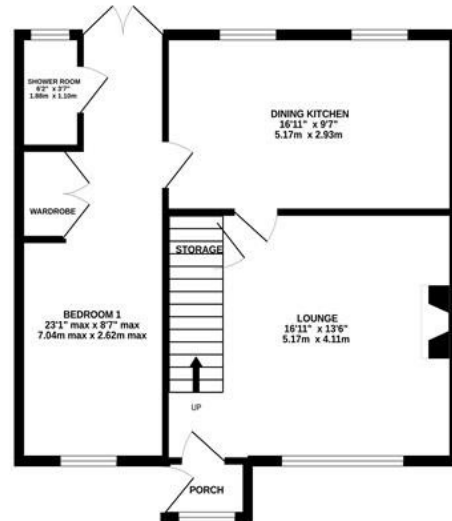
LOCAL AUTHORITY

CHESHIRE EAST COUNCIL - COUNCIL TAX BAND D

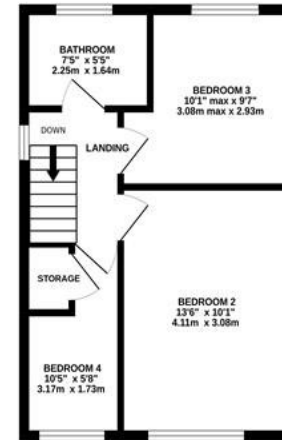
SERVICES (NOT TESTED)

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

GROUND FLOOR
598 sq.ft. (55.6 sq.m.) approx.



1ST FLOOR
365 sq.ft. (33.9 sq.m.) approx.



TOTAL FLOOR AREA: 963 sq.ft. (89.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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@gascoignealman.co.uk

3 Fountain Place, Poynton, SK12 1QX

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