



**GASCOIGNE  
HALMAN**

121 MALLARD CRESCENT, POYNTON

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THE AREAS LEADING ESTATE AGENT





## 121 MALLARD CRESCENT, POYNTON

**Asking Price £335,000.00**

A MODERN THREE BEDROOM EXTENDED DETACHED FAMILY HOME located in a POPULAR RESIDENTIAL AREA close to POYNTON VILLAGE and TRANSPORT LINKS. ENTRANCE HALL, LOUNGE/DINING ROOM WITH FEATURE FIREPLACE, KITCHEN, THREE WELL PROPORTIONED BEDROOMS and MODERN FAMILY BATHROOM. DRIVEWAY PROVIDING OFF ROAD PARKING, DETACHED SINGLE GARAGE and PRIVATE REAR GARDEN.

- A MODERN EXTENDED DETACHED FAMILY HOME
- LOCATED IN A POPULAR RESIDENTIAL DEVELOPMENT
- SPACIOUS LIVING/DINING ROOM WITH FEATURE FIREPLACE
- TWO DOUBLE BEDROOMS AND ONE SINGLE BEDROOM
- DELIGHTFUL PRIVATE REAR GARDEN
- DRIVEWAY PROVIDING OFF ROAD PARKING AND DETACHED SINGLE GARAGE







A well-presented modern detached family home occupies a favourable position within a popular residential development which is within close proximity to a local primary school, the train station and the A555. In brief the property comprises: - Entrance Hall, open plan living/dining room with feature fireplace and large bow window which allows for plenty of natural light. The extended kitchen is comprehensively fitted with a range of white high gloss wall base and drawer units with roll top work surfaces over, the integrated appliances include an electric oven, hob and extractor fan over, there is recess space for a washing machine and freezer. To the first floor there are three well-proportioned bedrooms and a family bathroom which is fitted with a modern three-piece suite which includes a low level wc, pedestal wash basin and panelled bath with shower over. Externally to the front of the property is a flagged driveway which provides off road parking and a small lawned area. To the rear there is a delightful private garden, which is fully enclosed by perimeter fencing and is mainly laid to lawn with a flagged patio area and detached single garage.

### **DIRECTIONS**

SK12 1XG

### **TENURE**

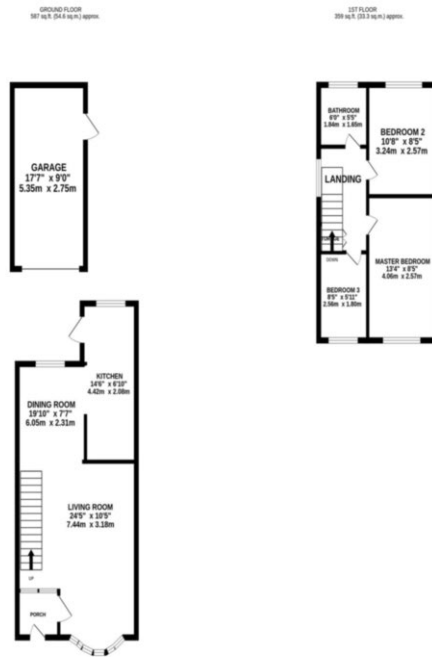
FREEHOLD

### **LOCAL AUTHORITY**

CHESHIRE EAST COUNCIL COUNCIL TAX BAND C

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

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



NOTICE Gascoigne Halman for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Gascoigne Halman has any authority to make or give any representation or warranty whatever in relation to this property.

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