



**GASCOIGNE
HALMAN**

DEVA CLOSE, POYNTON

THE AREAS LEADING ESTATE AGENT



DEVA CLOSE, POYNTON

OFFERS OVER £350,000 - EPC RATING C

A WELL PRESENTED THREE BEDROOM SEMI DETACHED FAMILY HOME, SITUATED in a PRIME CUL DE SAC LOCATION CLOSE to HIGHLY REGARDED SCHOOLS and POYNTON VILLAGE. THE PROPERTY ENJOYS a SUPER POSITION OVERLOOKING PLAYING FIELDS to the REAR PROVIDING an ADDED SENSE of OPENESS and a GOOD SIZE REAR GARDEN. ENTRANCE PORCH, LOUNGE, MODERN FITTED DINING KITCHEN, UTILITY ROOM, THREE WELL PROPORTIONED BEDROOMS and SHOWER ROOM. DRIVEWAY PROVIDING AMPLE OFF ROAD PARKING. SINGLE GARAGE. LANDSCAPED GARDENS.

- **NO CHAIN**

- A WELL PRESENTED THREE BEDROOM SEMI DETACHED HOME

- GREAT POSITION SITUATED IN A POPULAR CUL DE SAC

- SPACIOUS LIVING ROOM WITH FEATURE FIRE

- MODERN KITCHEN FITTED OVERLOOKING REAR GARDEN & PLAYING FIELDS

- DRIVEWAY & ATTACHED GARAGE



This lovely 3 bedroom semi detached home enjoys a super position overlooking playing fields to the rear and offers well presented accommodation as well as being situated in a popular convenient cul-de-sac location close to highly regarded schools, the train station and the centre of Poynton. The well presented accommodation in brief comprises; entrance porch with built in storage, light and spacious living room with a feature fire and stairs to the first floor. Situated at the rear is the lovely dining kitchen fitted with tasteful modern units incorporating a breakfast bar with two windows overlooking the delightful rear garden. From here there is a door through to the attached garage and the rear section currently serves as a utility area with plumbing. To the first floor there is a landing with three bedrooms, two of which are doubles, fitted wardrobes have been installed in the master bedroom. A shower room with a white suite completes the accommodation. Outside, the driveway to the front provides off road parking and leads to the attached garage. The rear garden is a good size mainly laid to lawn with a patio seating area and landscaped with well stocked borders.

DIRECTIONS

SK12 1HH

TENURE

FREEHOLD

LOCAL AUTHORITY

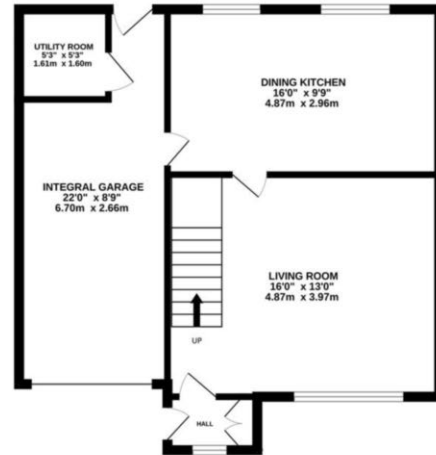
CHESHIRE EAST COUNCIL TAX BAND C

SERVICES

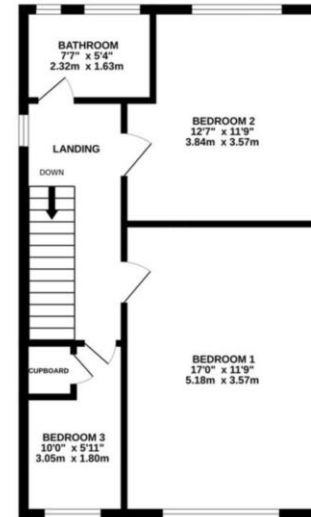
Services have not been tested and you are advised to make your own enquiries and/or inspections.

DINING KITCHEN

GROUND FLOOR
572 sq.ft. (53.1 sq.m.) approx.



1ST FLOOR
521 sq.ft. (48.4 sq.m.) approx.



TOTAL FLOOR AREA : 1093 sq.ft. (101.5 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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