



**GASCOIGNE  
HALMAN**

12 WIDGEON CLOSE, POYNTON

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THE AREAS LEADING ESTATE AGENT





## 12 WIDGEON CLOSE, POYNTON

**Asking Price £349,995**

A WELL PRESENTED THREE BEDROOM END OF MEWS PROPERTY which occupies a FAVOURABLE CUL-DE-SAC position within a DESIRABLE RESIDENTIAL DEVELOPMENT. ENTRANCE HALL, LOUNGE, DINING ROOM, PLAYROOM/OFFICE, KITCHEN, THREE WELL PROPORTIONED BEDROOMS and FAMILY BATHROOM. LANDSCAPED FRONT and REAR GARDENS.

- A WELL PRESENTED THREE BEDROOM END MEWS HOME
- THREE RECEPTION ROOMS
- CUL-DE-SAC POSITION
- LOCATED WITHIN A SOUGHT AFTER RESIDENTIAL AREA
- FRONT AND REAR LANDSCAPED GARDENS
- DRIVEWAY PROVIDING AMPLE OFF ROAD PARKING





## DESCRIPTION

Tucked away at the head of a small cul-de-sac within a popular residential development, this three bedroom end mews is conveniently placed for a local primary school, poynton train station and the A555. The property is well presented throughout and offers spacious and well balanced accommodation which in brief comprises:- Entrance hall with stairs leading to the first floor, to the front of the property the garage has been converted to provide two reception rooms which are currently utilised as a playroom/office and a dining room. The kitchen is fitted with a range of wall, base and drawer units with roll top work surfaces over there is recess space for a cooker, upright fridge/freezer, washing machine and dishwasher. The breakfast bar offers the ideal space for informal dining. The lounge can be found at the rear of the property and has patio doors leading onto the garden. To the first floor there are three well proportioned bedrooms and the family bathroom complete with panelled bath, low level wc, pedestal wash basin and corner shower cubicle. Externally to the front of the property is a driveway providing ample off road parking and an enclosed lawned garden. The rear garden is fully enclosed by perimeter fencing and features a delightful patio, and lawn these are complemented by contrasting gravel seating areas

## LOCATION

## DIRECTIONS

SK12 1XL

## LOCAL AUTHORITY

CHESHIRE EAST COUNCIL TAX BAND C

## TENURE

FREEHOLD

## SERVICES

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

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**POYNTON OFFICE**

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