



**GASCOIGNE
HALMAN**

7 BAGSTOCK AVENUE, POYNTON

THE AREAS LEADING ESTATE AGENT



7 BAGSTOCK AVENUE, POYNTON

ASKING PRICE £425,000

A STUNNING THREE BEDROOM SEMI DETACHED HOME in a POPULAR CUL-DE-SAC, CONVENIENTLY LOCATED WITHIN A SHORT WALK OF POYNTON VILLAGE and HIGHLY REGARDED PRIMARY and SECONDARY SCHOOLS. ENTRANCE HALL, TWO SPACIOUS RECEPTION ROOMS, CONSERVATORY, THREE GOOD SIZED BEDROOMS, FAMILY BATHROOM and KITCHEN. STUNNING LANDSCAPED GARDEN TO THE FRONT and REAR. OFF ROAD PARKING and DETACHED GARAGE.

- THREE BEDROOM STUNNING SEMI DETACHED HOME
- CONSERVATORY OVERLOOKING LANDSCAPED REAR GARDEN
- AMPLE OFF ROAD PARKING & DETACHED GARAGE
- POPULAR CUL DE SAC LOCATION CONVENIENT FOR HIGHLY REGARDED SCHOOLS & POYNTON VILLAGE
- VIEWS OVER OPEN SPACE TO THE REAR ASPECT
- TWO SEPARATE RECEPTION ROOMS - SPACIOUS LIVING ROOM & SITTING ROOM / CONSERVATORY



A deceptively spacious stunning three bedroom semi-detached family home, enjoying a superb cul-de-sac position close to Poynton Village and highly regarded schools. The property comprises of:- A spacious Entrance Hall leading to the Lounge which includes a large bay window allowing for plenty of natural light. The Kitchen is fitted with a range of base, wall and drawer units completed with a Baumatic range cooker and includes a useful storage cupboard. The sitting room leads into the conservatory which again allows for plenty of natural light. To the first floor there are three good sized bedrooms and a family bathroom/shower room. Externally to the front of the property is an enclosed lawned garden and a driveway providing ample off road parking. The fully enclosed rear garden is beautifully landscaped, and predominately laid to lawn and features a flagged patio seating area leading to a detached garage. The garden is well stocked with an array of trees, plants, and shrubs.

DIRECTIONS

SK11 1YU

LOCATION

TENURE

FREEHOLD

LOCAL AUTHORITY

CHESHIRE EAST COUNCIL TAX BAND D

SERVICES

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

