



**GASCOIGNE
HALMAN**

8 MAPLE AVENUE, POYNTON

THE AREAS LEADING ESTATE AGENT



8 MAPLE AVENUE, POYNTON

ASKING PRICE £450,000

A RECENTLY EXTENDED THREE BEDROOM SEMI DETACHED FAMILY HOME located in a HIGHLY SOUGHT AFTER RESIDENTIAL AREA within WALKING DISTANCE to LOCAL SCHOOLS and POYNTON VILLAGE. LOUNGE WITH WOOD BURNING STOVE, MODERN FITTED DINING KITCHEN, ORANGERY THREE GOOD SIZED BEDROOMS and FAMILY BATHROOM with CONTEMPORARY THREE PIECE SUITE. BLOCK PAVED DOUBLE WIDTH DRIVEWAY providing AMPLE OFF ROAD PARKING. DETACHED SINGLE GARAGE. LANDSCAPED REAR GARDEN.

- AN EXTENDED & WELL PRESENTED THREE BEDROOM SEMI DETACHED FAMILY HOME

- LOUNGE WITH WOOD BURNING STOVE & RECENTLY CONSTRUCTED ORANGERY TO THE REAR

- DINING KITCHEN WITH MODERN SHAKER STYLE UNITS

- HIGHLY SOUGHT AFTER LOCATION CLOSE TO LOCAL SCHOOLS AND POYNTON VILLAGE

- DOUBLE WIDTH BLOCK PAVED DRIVEWAY PROVIDING AMPLE OFF ROAD PARKING & DETACHED SINGLE GARAGE

- ENCLOSED LANDSCAPED REAR GARDEN





This extended three bedroom semi detached family home is located in a popular residential area which is within walking distance to both primary/secondary schools and Poynton village. The property is well presented throughout and the accommodation comprises :- Entrance Hall with stairs leading to the first floor, the lounge has a large window allowing for plenty of natural light, the main focal point of this room is the feature fireplace with a wood burning stove and oak mantle, the bespoke alcove cupboards and shelving provide ample storage space. The dining kitchen spans the width of the property and is comprehensively fitted with a range of grey shaker style wall, base and drawer units with square edge work surfaces over, the integrated appliances include a dishwasher, washing machine, tumble drier, fridge freezer, double oven, and gas hob with concealed extractor hood over. The breakfast bar provides an ideal space for informal dining and the remainder of the room has ample space for a formal dining table and chairs. To rear of the property is the recently constructed orangery which offers an additional reception room and has views over the rear garden. To the first floor the master bedroom is fitted with a range of floor to ceiling wardrobes, bedroom two is another double bedroom whilst the third bedroom is a good sized single room. The family bathroom is fully tiled and fitted with a modern white three piece suite which features a panelled p-shaped bath with shower over, low level wc, vanity unit with wash basin inset and a chrome heated towel rail. Externally to the front of the property is a double width block paved driveway which provides ample off road parking for several vehicles and double gates lead to the detached single garage. The rear garden is enclosed by perimeter fencing and is predominately laid to lawn with a raised Indian stone patio seating area.

DIRECTIONS

SK12 1PR

TENURE

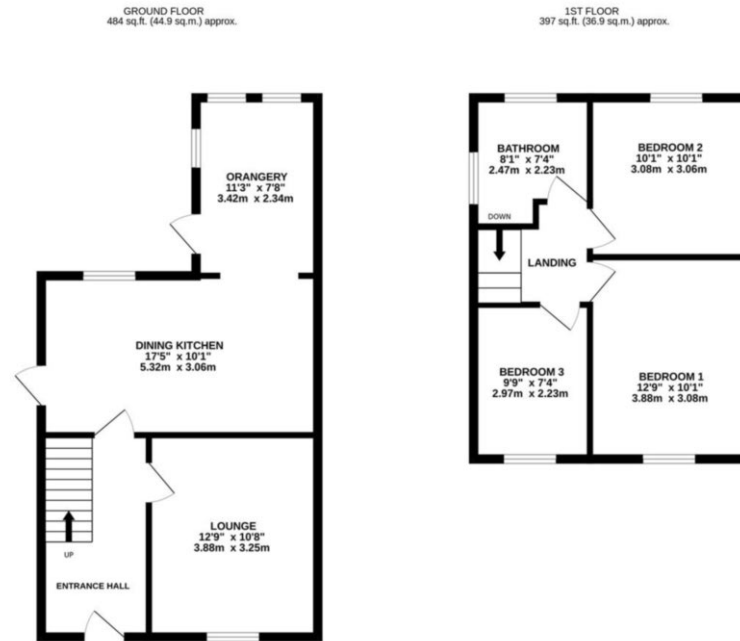
FREEHOLD CHEIF RENT £8 PER ANNUM

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.

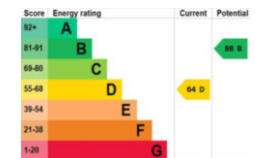


TOTAL FLOOR AREA: 881 sq.ft. (81.8 sq.m.) approx.

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 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.

Made with Metaplan 12/25

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POYNTON OFFICE

01625 859888

poynton@gascoignehalman.co.uk

3 Fountain Place, Poynton, Cheshire. SK12 1QX

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HALMAN**