



**GASCOIGNE
HALMAN**

5 BROOKFIELD AVENUE, POYNTON

THE AREAS LEADING ESTATE AGENT



5 BROOKFIELD AVENUE, POYNTON

Offers Over £625,000

This STUNNING EXTENDED 1930's FAMILY HOME occupying a favourable position within a HIGHLY SOUGHT AFTER RESIDENTIAL AREA and within walking distance of POYNTON VILLAGE, HIGHLY REGARDED SCHOOLS & the TRAIN STATION. The thoughtfully EXTENDED & VERSATILE ACCOMMODATION is well presented throughout. PORCH, ENTRANCE HALL, THREE RECEPTION ROOMS, DOWNSTAIRS SHOWER ROOM, KITCHEN, SEPARATE UTILITY ROOM, MODERN SHOWER ROOM and THREE BEDROOMS. AMPLE OFF ROAD PARKING, STORE AREA AND A BEAUTIFULLY MAINTAINED AND LANDSCAPED REAR GARDEN.

- A STUNNING TRADITIONAL BAY FRONTED DETACHED & EXTENDED FAMILY HOME
- CLOSE TO POYNTON VILLAGE, HIGHLY REGARDED SCHOOLS & TRAIN STATION
- MODERN KITCHEN, PANTRY & SEPARATE UTILITY ROOM
- THREE RECEPTION ROOMS (ONE OF WHICH COULD BE A 4TH BEDROOM)
- AMPLE OFF ROAD PARKING & COVERED STORE AREA
- BEAUTIFULLY MAINTAINED AND LANDSCAPED REAR GARDEN



Located within a short distance of Poynton village, highly regarded schools and Poynton train station, this three bedroom detached 1930's family home is well presented throughout. The property has been extended and offers deceptively spacious accommodation which in brief comprises :- Entrance porch, entrance hall with built in storage and a turning staircase with feature windows leads up to the first floor. The spacious dining room with a feature bay window is set to the front, the living room with a feature fireplace enjoying a lovely aspect over the stunning rear garden. The kitchen is fitted with attractive modern style units and a pantry cupboard. The kitchen also benefits from an integrated dishwasher, easy clean induction hob and hood over, built in microwave and oven. A door from here leads into the large utility room which also provides additional access to an enclosed store area to the front and the spacious garden room with double doors opening out to the rear garden which can also serve as a ground floor bedroom as this benefits from a downstairs shower room and built in storage. To the first floor there are two double bedrooms, one of which includes fitted wardrobes and a good sized third single bedroom. The shower room is fitted with modern suite and smart feature tiling completes the accommodation. Externally to the front of the property, the house is set back from the road behind mature hedging and provides ample off road parking. To the rear of the property is a well maintained rear garden which has been landscaped, mainly laid to lawn with patio seating areas, mature trees, hedging and borders.

DIRECTIONS

SK12 1HZ

TENURE

FREEHOLD

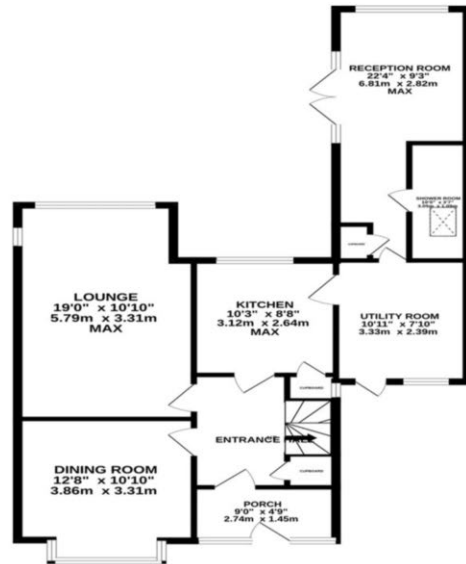
LOCAL AUTHORITY

CHESHIRE EAST COUNCIL TAX BAND E

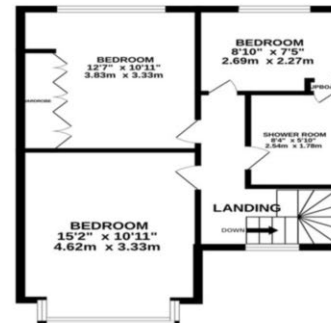
SERVICES

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

GROUND FLOOR
814 sq.ft. (75.6 sq.m.) approx.



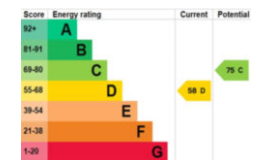
1ST FLOOR
484 sq.ft. (45.0 sq.m.) approx.



TOTAL FLOOR AREA : 1298 sq.ft. (120.6 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 actual layout and dimensions shown here are not to be used as a basis for any claim or liability for efficiency can be given.
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