



**GASCOIGNE
HALMAN**

115 MALLARD CRESCENT, POYNTON

THE AREAS LEADING ESTATE AGENT



115 MALLARD CRESCENT, POYNTON

Asking Price £350,000

A THREE BEDROOM DETACHED FAMILY HOME located in a POPULAR RESIDENTIAL AREA close to POYNTON VILLAGE, LOCAL PRIMARY SCHOOL and TRANSPORT LINKS. ENTRANCE HALL, LOUNGE/DINING ROOM WITH FEATURE FIREPLACE, KITCHEN, THREE WELL PROPORTIONED BEDROOMS and FAMILY BATHROOM. DRIVEWAY PROVIDING OFF ROAD PARKING, DETACHED SINGLE GARAGE and PRIVATE REAR GARDEN.



- A LOVELY THREE BEDROOM DETACHED FAMILY HOME LOCATED IN A POPULAR RESIDENTIAL DEVELOPMENT
- SPACIOUS LIVING/DINING ROOM WITH FEATURE FIREPLACE
- TWO DOUBLE BEDROOMS AND ONE SINGLE BEDROOM
- OFFERS THE OPPORTUNITY FOR FURTHER ENHANCEMENTS THROUGHOUT
- PRIVATE REAR GARDEN
- DRIVEWAY PROVIDING OFF ROAD PARKING AND DETACHED SINGLE GARAGE



DESCRIPTION

A well-presented detached family home occupying a favourable position within a popular residential development which is within close proximity to a local primary school, the train station and the A555. In brief the property comprises: - Entrance Hall, open plan living/dining room with feature fireplace and large bay window which allows for plenty of natural light. The kitchen is comprehensively fitted with a range of wall, base and drawer units with roll top work surfaces over, the integrated appliances include an oven and a four ring gas hob. There is recess space for both a washing machine and fridge freezer. To the first floor there are three bedrooms and a family bathroom which is fitted with a three-piece suite which includes a low level wc, pedestal wash basin and panelled bath with shower over. Externally to the front of the property is a flagged driveway which provides off road parking and a small lawned area. The rear garden is fully enclosed by perimeter fencing and is paved for low maintenance and includes a detached single garage.

DIRECTIONS

SK12 1XG

TENURE

FREEHOLD

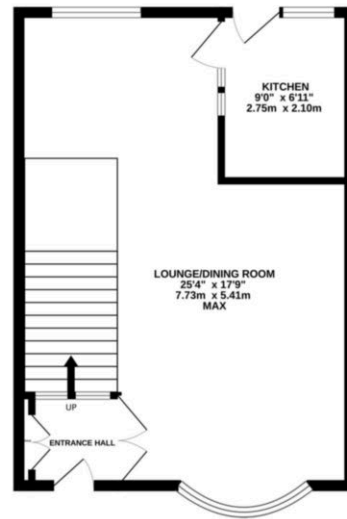
LOCAL AUTHORITY

CHESHIRE EAST COUNCIL TAX BAND C

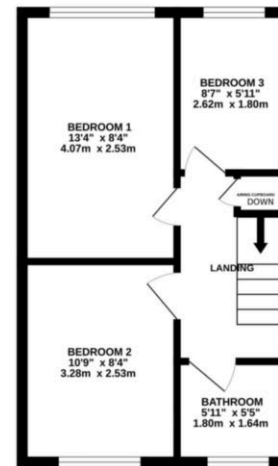
SERVICES

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

GROUND FLOOR
457 sq.ft. (42.4 sq.m.) approx.



1ST FLOOR
343 sq.ft. (31.8 sq.m.) approx.



TOTAL FLOOR AREA: 799 sq.ft. (74.3 sq.m.) approx.
While 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 Metropix (2025)

NOTICE Gascoigne Halman for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Gascoigne Halman has any authority to make or give any representation or warranty whatever in relation to this property.



POYNTON OFFICE

01625 859 888

poynton@gascoignehalman.co.uk

3 Fountain Place, Poynton, SK12 1QX

**GASCOIGNE
HALMAN**