



**GASCOIGNE
HALMAN**

7 PUFFIN AVENUE, POYNTON

THE AREAS LEADING ESTATE AGENT



7 PUFFIN AVENUE, POYNTON

Asking Price £375,000

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

- A THREE BEDROOM LINK DETACHED FAMILY HOME
- TWO DOUBLE BEDROOMS AND ONE SINGLE BEDROOM
- TWO RECEPTION ROOMS & DOWNSTAIRS WC
- POTENTIAL FOR FURTHER ENHANCEMENTS THROUGHOUT
- DOUBLE WIDTH DRIVEWAY AND DETACHED SINGLE GARAGE
- STUNNING SOUTH FACING REAR GARDEN





DESCRIPTION

A well presented link 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, downstairs WC, lounge with feature fireplace and through dining room. The kitchen is fitted with a range of wall, base and drawer units with roll top work surfaces over, a built-in oven, a recess space for a microwave and a ceramic hob and extractor over. To the first floor there are three bedrooms, two of which include fitted wardrobes and a family bathroom which is fitted with a three-piece suite which includes a low level wc, pedestal wash basin and an enclosed corner shower. Externally to the front of the property is a block paved double width driveway which provides off road parking. The south facing rear garden includes a detached single garage and is fully enclosed by perimeter fencing and is predominately laid to lawn with a patio seating area, the garden is well stocked with an abundance of established trees, plants and shrubs.

DIRECTIONS

SK12 1XJ

LOCAL AUTHORITY

Cheshire East Council Tax Band D

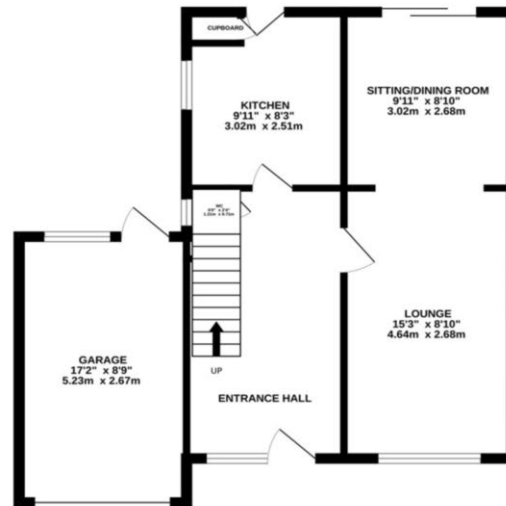
TENURE

FREEHOLD

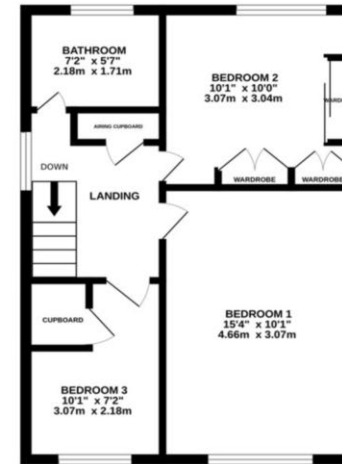
SERVICES

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

GROUND FLOOR
558 sq.ft. (51.9 sq.m.) approx.



1ST FLOOR
435 sq.ft. (40.4 sq.m.) approx.



TOTAL FLOOR AREA: 994 sq.ft. (92.3 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 services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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