



12 Maple Avenue, Poynton, Stockport, SK12 1PR
£410,000

PROPERTY
PERSPECTIVE

The Property Perspective

Garden Place, Victoria Street, Altrincham, WA14 1ET

Tel: 08456 800 262 Fax: 08456 800 272

Email: enquiries@thepropertyperspective.co.uk www.thepropertyperspective.co.uk

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Ground Floor

Porch

Welcoming entrance porch providing space for coats and shoes.

Lounge 17'5" m × 11'3" m (5.31 m × 3.44 m)

A bright and spacious reception room featuring a walk in bay window to the front allowing excellent natural light. Central fireplace and double doors leading through to the dining kitchen.

Open Plan Kitchen Dining Area 17'5" m × 10'4" m (5.31 m × 3.17 m)

Open plan space fitted with an extensive range of cream high-gloss wall and base units complemented by wood-effect work surfaces and tiled splashbacks. Integrated oven, hob and extractor, with further space for appliances. Room for a dining table and French doors opening directly onto the rear garden. Useful understairs storage cupboards.

First Floor

Bedroom One 12'6" m × 10'2" m (3.82 m × 3.10 m)

A generous double bedroom positioned to the front of the property, featuring fitted wardrobes and a bright outlook.

Bedroom Two 10'4" m × 10'2" m (3.17 m × 3.10 m)

A second double bedroom overlooking the rear garden.

Bedroom Three 9'7" m × 7'3" m (2.94 m × 2.21 m)

A well-proportioned single room.

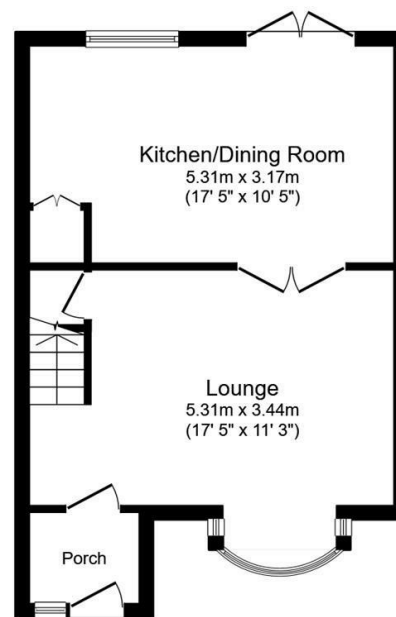
Bathroom 8'0" m × 7'3" m (2.46 m × 2.21 m)

Modern suite comprising panelled bath with shower over, wall hung vanity basin with drawers beneath, low-level WC, stylish tiling and window to the rear elevation.

Outside

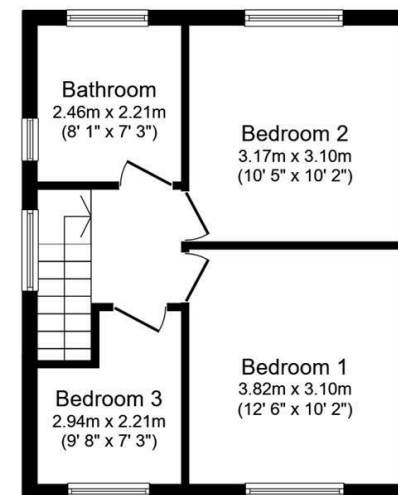
To the front of the property, a large driveway provides

off-road parking for multiple vehicles and leads to a detached single garage. The rear garden is attractively landscaped with a lawn, planted borders and a paved patio seating area, ideal for outdoor entertaining. The gardens are enclosed for privacy.



Ground Floor

Floor area 39.3 sq.m. (423 sq.ft.)



First Floor

Floor area 35.6 sq.m. (383 sq.ft.)

Total floor area: 74.9 sq.m. (806 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.PropertyBox.io

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