12 Maple Avenue, Poynton, Stockport, SK12 1PR

£400,000

The Property Perspective
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PROPERTY PERSPECTIVE

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)
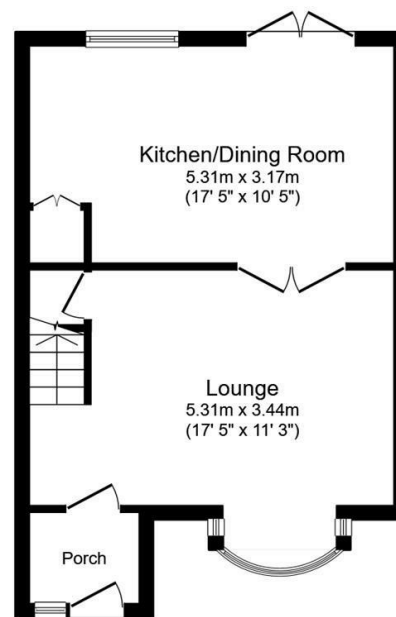A well-proportioned single room.

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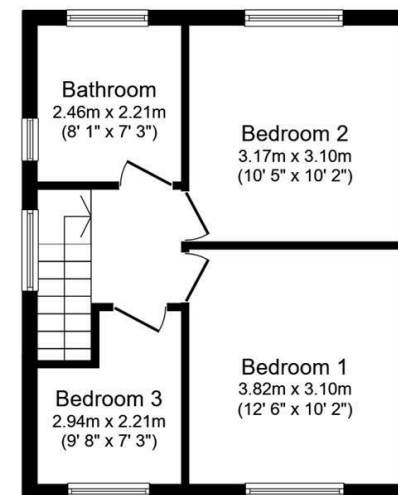
Outside
To the front of the property, a large driveway provides off-road parking for multiple vehicles and leads to a detached single garage. The rear garden is attractively landscaped with a lawn, planted borders and a paved patio seating area, ideal for outdoor entertaining. The gardens are enclosed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

Kitchen/Dining Room
5.31m x 3.17m
(17' 5" x 10' 5")

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

Porch

Bathroom
2.46m x 2.21m
(8' 1" x 7' 3")

Bedroom 2
3.17m x 3.10m
(10' 5" x 10' 2")

Bedroom 3
2.94m x 2.21m
(9' 8" x 7' 3")

Bedroom 1
3.82m x 3.10m
(12' 6" x 10' 2")

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.)

PROPERTY PERSPECTIVE