

GASCOIGNE
HALMAN

40 DEVA CLOSE, POYNTON

THE AREAS LEADING ESTATE AGENT





40 DEVA CLOSE, POYNTON

ASKING PRICE £400,000

A THREE BEDROOM LINK DETACHED HOME occupying a GENEROUS PLOT with a LARGE MATURE REAR GARDEN, CONSERVATORY and INTEGRAL GARAGE. Requiring MODERNISATION AND IMPROVEMENT THROUGHOUT, the property offers EXCELLENT POTENTIAL for buyers seeking a home to update and personalise. ENTRANCE HALL, SPACIOUS LOUNGE, KITCHEN/BREAKFAST ROOM, CONSERVATORY, THREE BEDROOMS, FAMILY BATHROOM, INTEGRAL GARAGE & UTILITY AREA.

- THREE BEDROOM LINK DETACHED FAMILY HOME

- HIGHLY DESIRABLE LOCATION CLOSE TO SCHOOLS, TRAIN STATION & POYNTON VILLAGE

- SPACIOUS LOUNGE, KITCHEN/BREAKFAST ROOM & CONSERVATORY

- EXCELLENT POTENTIAL TO MODERNISE, IMPROVE & EXTEND (SUBJECT TO PLANNING PERMISSION)

- GENEROUS PLOT WITH A LARGE MATURE REAR GARDEN

- DRIVEWAY PARKING & INTEGRAL GARAGE











Occupying a favourable position within a highly desirable residential area, conveniently situated close to local schools, the train station and Poynton village, this three bedroom link detached home is offered with excellent potential and represents an ideal opportunity for purchasers looking to create a home tailored to their own tastes and requirements.In brief, the property comprises an entrance hall leading through to a well proportioned lounge measuring over 16ft in length, with a door leading to an inner hall and stairs rising to the first floor. To the rear, the kitchen/breakfast room is fitted with a range of units and provides ample space for dining. The kitchen enjoys direct access to the conservatory, which overlooks the rear garden. The kitchen also provides access to the integral garage, within which there is a useful utility area offering additional storage and laundry facilities.To the first floor, the landing provides access to three bedrooms, comprising a generous principal bedroom, a further good-sized double bedroom and a single bedroom, all served by a family bathroom.Externally, to the front of the property, a driveway provides off road parking and leads to the integral garage, alongside a lawned garden. To the rear, one of the property's standout features is the large mature rear garden, predominantly laid to lawn and well stocked with an established variety of shrubs, plants and trees, creating a private and attractive outdoor setting.The property would benefit from modernisation and updating throughout. However, for buyers seeking a project with excellent scope for improvement, this property presents an exciting opportunity to add value and create a fantastic family home in a highly sought after location.

DIRECTIONS

SK12 1HH

TENURE

FREEHOLD WITH A RENT CHARGE OF £17 PER ANNUM

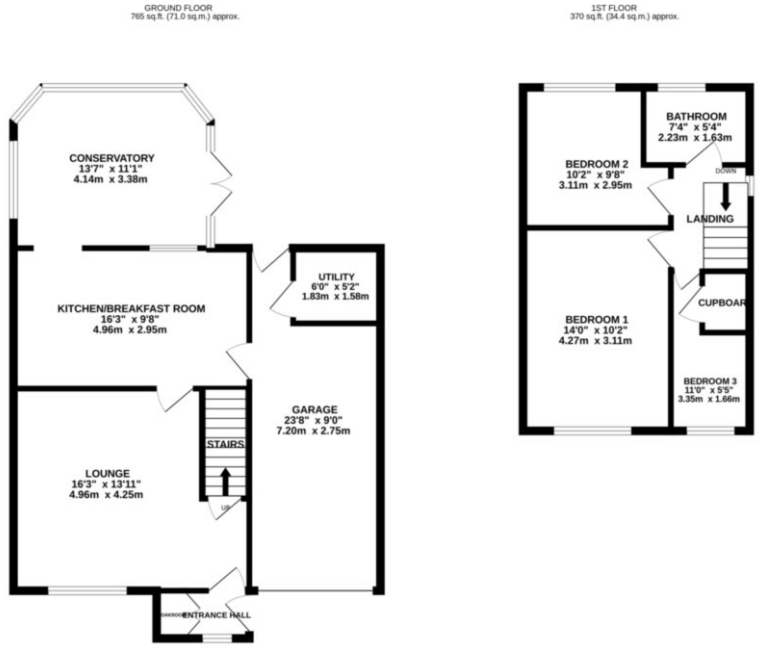
LOCAL AUTHORITY

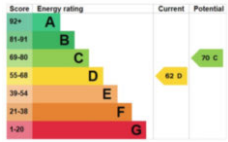
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SERVICES (NOT TESTED)

SERVICES HAVE NOT BEEN TESTED AND YOU ARE ADVISED TO MAKE YOUR OWN ENQUIRES AND/OR INSPECTIONS

40 DEVA CLOSE-HIGH (1)





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