



**GASCOIGNE
HALMAN**

111 MALLARD CRESCENT, POYNTON

THE AREAS LEADING ESTATE AGENT



111 MALLARD CRESCENT, POYNTON

OFFERS OVER £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, SUN ROOM with WARM ROOF, THREE WELL PROPORTIONED BEDROOMS and SHOWER ROOM. DRIVEWAY PROVIDING OFF ROAD PARKING 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
- SUN ROOM WITH WARM ROOF
- DRIVEWAY PROVIDING OFF ROAD PARKING AND PRIVATE REAR GARDEN



DESCRIPTION

A well-presented three bedroom semi-detached family home occupying a pleasant position within a popular residential development. Offering well-balanced accommodation throughout, the property is conveniently situated for local amenities, schools and transport links. In brief, the accommodation comprises an entrance porch leading into a spacious open-plan lounge/dining room featuring a living flame gas fire, staircase to the first floor and a large bay window providing excellent natural light. The kitchen is fitted with a comprehensive range of high gloss wall, base and drawer units complemented by square edge work surfaces. Integrated appliances include a fridge, dishwasher, built-in microwave, electric oven and a four ring gas hob with extractor hood above. To the rear of the property is a bright sun room with a warm roof, tiled flooring and sliding doors opening onto the rear garden. To the first floor there are three bedrooms, comprising two well-proportioned double bedrooms, both benefiting from fitted wardrobes, together with a single bedroom featuring a fitted cupboard, ideal for use as a nursery, home office or dressing room. The shower room is fully tiled and fitted with a contemporary suite incorporating a wash hand basin, low level WC and enclosed corner shower cubicle. Externally, the property enjoys a driveway providing off-road parking alongside a lawned front garden. To the rear is a private enclosed garden incorporating a decked seating area, lawn, timber pergola, garden shed and mature planting, creating an attractive outdoor space ideal for relaxing and entertaining.

DIRECTIONS

SK12 1XG

TENURE

LEASEHOLD. 999 YEARS FROM 10/10/1977. 950 YEARS REMAINING. GROUND RENT £25 PER ANNUM.

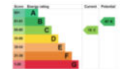
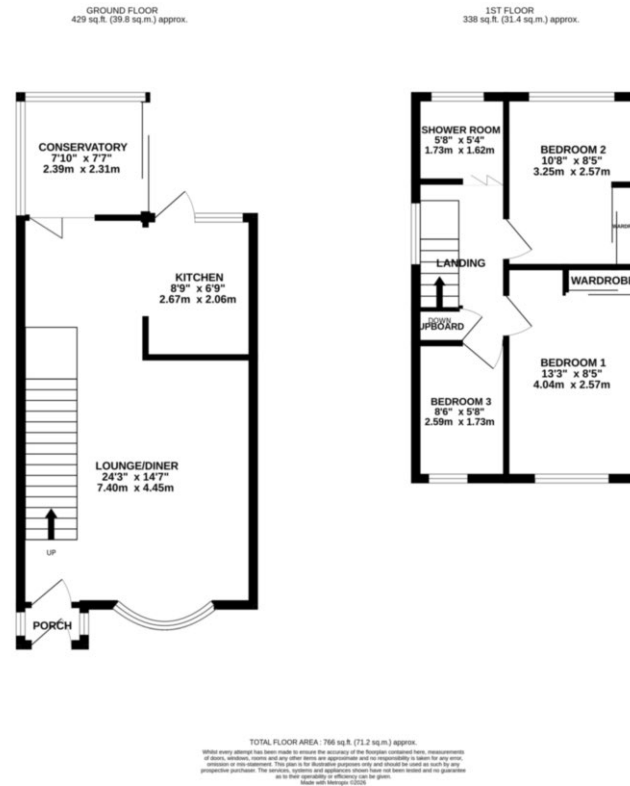
LOCAL AUTHORITY

CHESHIRE EAST COUNCIL TAX BAND C

SERVICES (NOT TESTED)

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

FLOORPLAN & EPC



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.

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