



**GASCOIGNE
HALMAN**

12 BROCKLEHURST CRESCENT, POYNTON

THE AREAS LEADING ESTATE AGENT



12 BROCKLEHURST CRESCENT, POYNTON

Offers Over £435,000

**** NO ONWARD CHAIN **** AN IMMACULATELY PRESENTED DOUBLE FRONTED THREE BEDROOM SEMI DETACHED HOME, occupying a PRIME POSITION within the HIGHLY SOUGHT AFTER BLOOR HOMES "KINGSWOOD DEVELOPMENT". ENTRANCE HALL, DOWNSTAIRS WC, LOUNGE, MODERN FITTED DINING KITCHEN, MASTER BEDROOM with REFITTED EN-SUITE SHOWER ROOM, TWO FURTHER BEDROOMS and FAMILY BATHROOM. DRIVEWAY providing OFF ROAD PARKING for 2 CARS. LANDSCAPED FRONT and REAR GARDENS.

- A MODERN THREE BEDROOM DOUBLE FRONTED SEMI DETACHED FAMILY HOME BUILT BY BLOOR HOMES

- IMMACULATELY PRESENTED THROUGHOUT

- SPACIOUS 15FT DUAL ASPECT LOUNGE

- DOWNSTAIRS WC

- MASTER BEDROOM WITH REFITTED EN-SUITE SHOWER ROOM

- DRIVEWAY PROVIDING OFF ROAD PARKING FOR 2 CARS. LANDSCAPED FRONT AND REAR GARDENS.



Constructed by the highly regarded Bloor Homes, this three-bedroom semi-detached family home is located within the popular Kingswood development, ideally positioned for Poynton village, the train station and the A555. In brief the accommodation comprises:- Entrance Hall with stairs leading to the first floor and a downstairs WC with a modern two-piece suite. The lounge extends over 15ft, with dual-aspect windows allowing plenty of natural light. The dining kitchen is fitted with a comprehensive range of modern wall, base and drawer units, complemented by wood-effect square-edge worktops and matching upstands. Integrated appliances include an electric oven, gas hob with chimney-style extractor, dishwasher and fridge freezer, with additional recess space for a washing machine. The room offers ample space for a dining table and chairs, and French doors provide both views and access to the rear garden. To the first floor, the master bedroom features floor-to-ceiling built-in wardrobes and benefits from a recently refitted en-suite, complete with walk-in shower, low-level WC, wall-hung vanity unit with inset basin and a chrome heated towel rail. There are two further well-proportioned bedrooms and a family bathroom fitted with a modern three-piece suite. Externally, the front of the property offers a lawned garden and a driveway providing off-road parking for two cars, along with gated access to the rear. The rear garden is fully enclosed and low-maintenance, having been recently landscaped by the current owner. It features a central lawn, raised borders and a modern patio seating area, perfect for relaxing or entertaining.

DIRECTIONS

SK12 1FH

TENURE

FREEHOLD

LOCAL AUTHORITY

CHESHIRE EAST COUNCIL
COUNCIL TAX BAND D

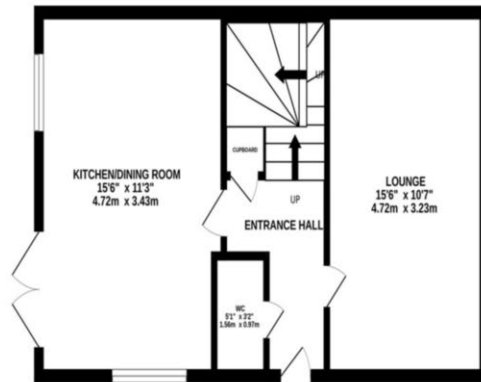
SERVICE CHARGE

THE SERVICE CHARGE IS £187.77 PER ANNUM

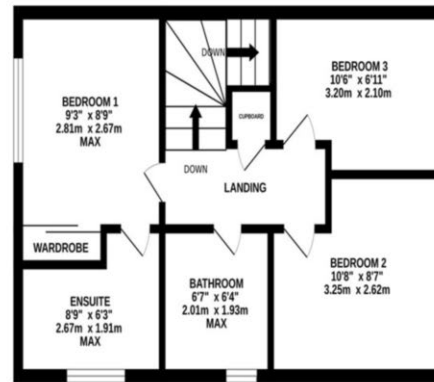
SERVICES (NOT TESTED)

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

GROUND FLOOR
420 sq.ft. (39.1 sq.m.) approx.



1ST FLOOR
403 sq.ft. (37.5 sq.m.) approx.



TOTAL FLOOR AREA: 824 sq.ft. (76.5 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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