



**GASCOIGNE
HALMAN**

54 DEVA CLOSE, POYNTON

THE AREAS LEADING ESTATE AGENT



54 DEVA CLOSE, POYNTON

Offers Over £475,000

AN EXTENDED and WELL PRESENTED FOUR BEDROOM SEMI DETACHED FAMILY HOME which is CONVENIENTLY PLACED for POYNTON TRAIN STATION and the A555. ENTRANCE PORCH, ENTRANCE HALL, LOUNGE, DINING ROOM, KITCHEN, UTILITY ROOM, FOUR WELL PROPORTIONED BEDROOMS and TWO FAMILY BATHROOMS. DOUBLE WIDTH DRIVEWAY providing AMPLE OFF ROAD PARKING. STORAGE GARAGE. LARGE LANDSCAPED REAR GARDEN.



- A WELL PRESENTED EXTENDED FOUR BEDROOM SEMI DETACHED HOME

- GREAT POSITION SITUATED IN A POPULAR CUL DE SAC

- TWO SPACIOUS RECEPTION ROOMS

- KITCHEN OVERLOOKING STUNNING LANDSCAPED REAR GARDEN

- STORAGE GARAGE PLUS UTILITY

- DOUBLE WIDTH DRIVEWAY PROVIDING AMPLE OFF ROAD PARKING



DESCRIPTION

This lovely four bedroom semi-detached family home has been extended and offers spacious and well balanced accommodation. The property is well presented throughout and in brief the accommodation comprises:- Entrance porch and entrance hall with stairs leading to the first floor. The lounge has a large window to the front aspect which allows for plenty of natural light, the main focal point of this room is the feature fireplace. The dining room is spacious and includes french doors out to the stunning rear garden. The kitchen is fitted with a range of high gloss wall, base, and drawer units with roll top work surfaces over. There is a recess space available for a dishwasher and fridge. The utility is fitted with a range of wall and base units offering additional storage with roll top work surfaces over and there is plumbing available with recess spaces for a washing machine and tumble drier. The utility provides access to both side access and to the storage garage.

To the first floor there are three well proportioned bedrooms and a good sized single bedroom. The master bedroom is fitted with floor to ceiling wardrobes and the second bedroom includes a storage cupboard which the current vendors use as a walk-in wardrobe. There are two family bathrooms, one of which is fully tiled and includes a p-shaped panelled bath with shower over, a concealed cistern wc and wash basin with modern fitted storage cupboards. The second bathroom is partially tiled and includes a claw foot bath, a low level wc and pedestal wash basin. Externally to the front is a double width tarmac driveway which provides ample off-road parking and access to the storage garage. The large landscaped rear garden is fully enclosed by perimeter fencing and has a delightful Indian stone patio and gravelled seating area, steps lead to the remainder of the garden which is predominately lawned and leads to the fully powered outbuilding/summer house to the rear of the garden.

DIRECTIONS

SK12 1HH

TENURE

FREEHOLD WITH A RENT CHARGE OF £18 PER ANNUM

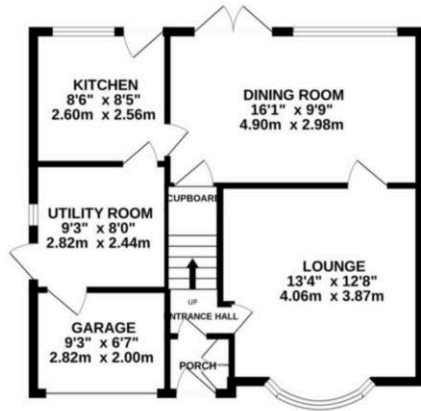
LOCAL AUTHORITY

CHESHIRE EAST COUNCIL TAX BAND D

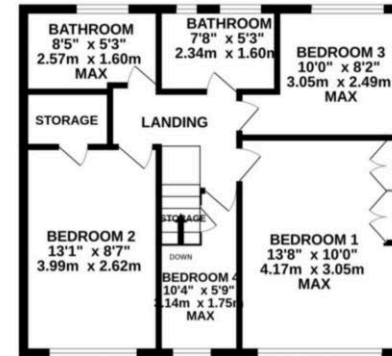
SERVICES (NOT TESTED)

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

GROUND FLOOR
719 sq.ft. (66.8 sq.m.) approx.



1ST FLOOR
529 sq.ft. (49.2 sq.m.) approx.



TOTAL FLOOR AREA : 1249 sq.ft. (116.0 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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