



**GASCOIGNE
HALMAN**

58 MALLARD CRESCENT, POYNTON

THE AREAS LEADING ESTATE AGENT



58 MALLARD CRESCENT, POYNTON

OFFERS OVER £425,000

A WELL PRESENTED FOUR BEDROOM SEMI DETACHED FAMILY HOME OCCUPYING A GENEROUS CORNER PLOT POSITION, CONVENIENTLY SITUATED CLOSE TO LOCAL AMENITIES, WELL REGARDED SCHOOLS AND TRANSPORT LINKS. FEATURING A SPACIOUS LOUNGE, OPEN PLAN FAMILY DINING KITCHEN, PRINCIPAL BEDROOM WITH EN SUITE, INTEGRAL GARAGE, DOUBLE WIDTH DRIVEWAY AND AN ENCLOSED REAR GARDEN WITH INDIAN STONE PATIO.

- A WELL PRESENTED FOUR BEDROOM SEMI DETACHED FAMILY HOME
- GENEROUS CORNER PLOT POSITION
- CONVENIENTLY LOCATED CLOSE TO LOCAL AMENITIES, SCHOOLS AND TRANSPORT LINKS
- SPACIOUS FAMILY DINING KITCHEN WITH INTEGRATED APPLIANCES
- MASTER BEDROOM WITH EN SUITE BATHROOM
- INTEGRAL GARAGE AND DOUBLE WIDTH DRIVEWAY





DESCRIPTION

A well presented four bedroom semi detached family home occupying a generous corner plot position, offering spacious and versatile accommodation throughout, conveniently situated within easy reach of local amenities, well regarded schools and transport links. The accommodation briefly comprises: an entrance vestibule with useful storage, leading into a spacious lounge featuring a living flame gas fire set within a feature fireplace, with stairs rising to the first floor. To the rear of the property is an impressive family dining kitchen fitted with a range of white shaker style wall, base and drawer units, complemented by square edge work surfaces. Integrated appliances include a fridge freezer, combination microwave oven, electric oven, ceramic hob with concealed extractor hood above, and dishwasher. The dining area provides ample space for family dining and entertaining, with French doors opening onto the rear garden. Completing the ground floor is an integral garage with an up-and-over door. To the first floor there are four well proportioned bedrooms, with the principal bedroom benefiting from an en suite bathroom comprising a panelled bath with shower over, pedestal wash hand basin and low level WC. The remaining bedrooms are served by a family bathroom fitted with a three piece suite. Externally, to the front of the property there is a block paved double-width driveway providing off-road parking and access to the integral garage. To the rear is an enclosed garden, predominantly laid to lawn and complemented by an Indian stone patio seating area, creating an ideal space for outdoor relaxation and entertaining.

TENURE

LEASEHOLD. 999 YEARS FROM 05/05/1977. 950 YEARS REMAINING. £26 PER ANNUM GROUND RENT 05/08/2976.

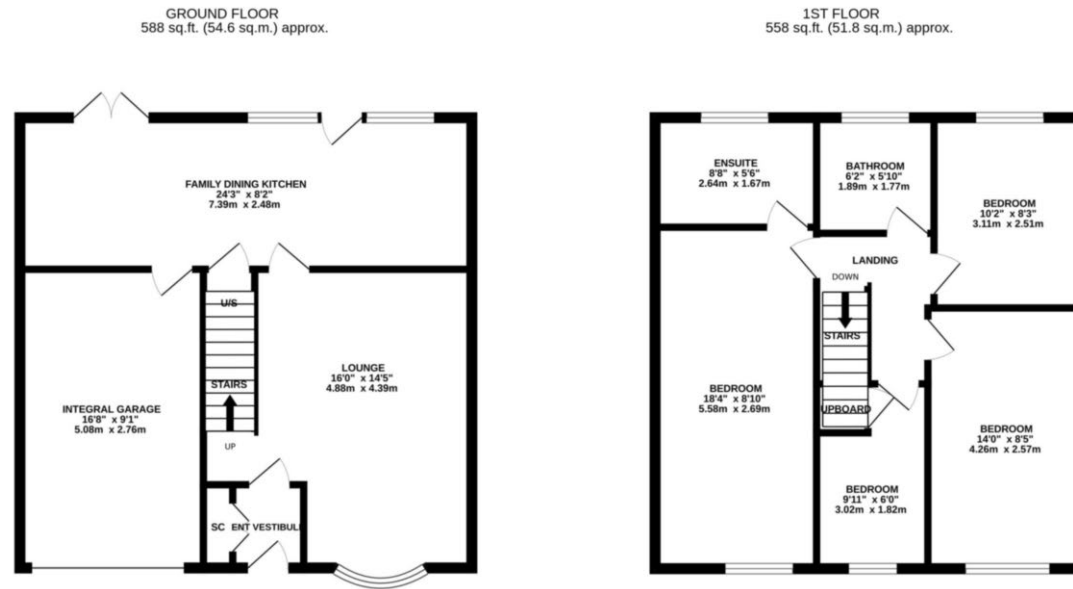
LOCAL AUTHORITY

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



TOTAL FLOOR AREA: 1146 sq.ft. (106.4 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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