



**GASCOIGNE
HALMAN**

9 CHERRY TREE AVENUE, POYNTON

THE AREAS LEADING ESTATE AGENT

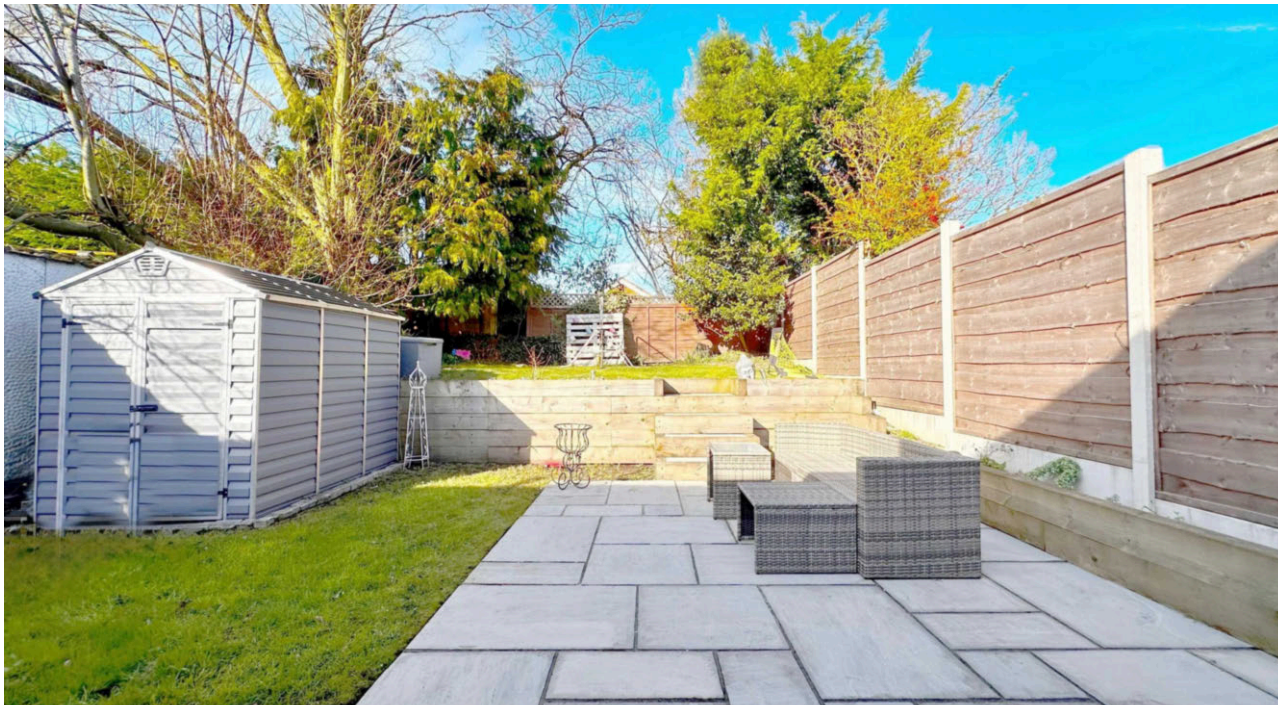
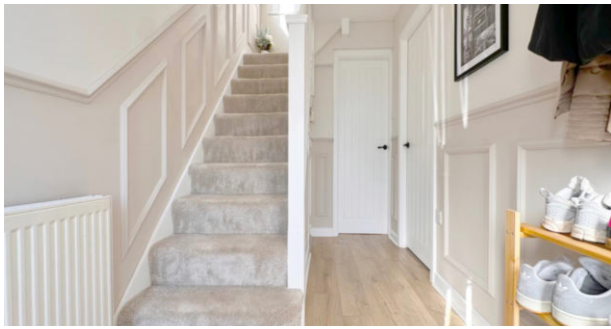


9 CHERRY TREE AVENUE, POYNTON

Asking Price £450,000

A BEAUTIFULLY PRESENTED AND EXTENDED THREE BEDROOM SEMI DETACHED FAMILY HOME which is LOCATED within a HIGHLY SOUGHT AFTER RESIDENTIAL AREA CONVENIENTLY PLACED for LOCAL SCHOOLS and the VILLAGE. ENTRANCE HALL, LOUNGE, EXTENDED OPEN PLAN LIVING DINING KITCHEN, THREE WELL PROPORTIONED BEDROOMS and CONTEMPORARY FAMILY BATHROOM. DRIVEWAY providing AMPLE OFF ROAD PARKING. LANDSCAPED FRONT and REAR GARDENS.

- AN EXTENDED THREE BEDROOM SEMI DETACHED FAMILY HOME
- IMMACULATELY PRESENTED THROUGHOUT
- STUNNING EXTENDED OPEN PLAN LIVING DINING KITCHEN
- RECENTLY REFITTED CONTEMPORARY BATHROOM
- LOCATED WITHIN A DESIRABLE RESIDENTIAL AREA CLOSE TO LOCAL SCHOOLS
- DRIVEWAY PROVIDING AMPLE OFF ROAD PARKING AND LANDSCAPED GARDENS



Located within a popular residential location which is ideally placed for both local primary/secondary schools and only a short walk into Poynton Village. The property has been remodeled and modernised by the current vendor and offers immaculately presented and spacious accommodation throughout. In brief the property comprises:- Entrance hall with stairs leading to the first floor and wall panel detailing. To the front of the property is the lounge, a large window allows for plenty of natural light, the main focal point of this room is the "hole in the wall" feature fire. The extended open plan living dining kitchen spans the width of the property and is comprehensively fitted with a range of shaker style wall, base and drawer units these are complemented by quartz worktops and upstands. The integrated appliances include a double oven, induction hob with concealed extractor over, fridge/freezer, dishwasher and washer/drier. The island unit provides additional storage and a breakfast bar which ideal for informal dining, the remainder of the room has ample space for a formal dining table and chairs. Bi-folding doors provide views and access to the rear garden. To the first floor the main bedroom includes a range of floor to ceiling fitted wardrobes, the second bedroom is another double bedroom, whilst the the third is a good sized single. The stylish family bathroom has been recently refitted, its is partly tiled and includes a separate shower cubicle with overhead and handheld showers, tub style bath with floor mounted mixer tap and shower attachment, concealed cistern wc with wall mounted flush, vanity unit with wash basin and heated towel rail. To the front of the property is a walled lawned garden and tarmac driveway providing off road parking for several cars. The rear garden is fully enclosed by perimeter fencing, and features a delightful Indian stone patio seating area, sleeper steps lead up to raised lawned garden.

DIRECTIONS

SK12 1QQ

TENURE

FREEHOLD. CHIEF RENT £12 PER ANNUM.

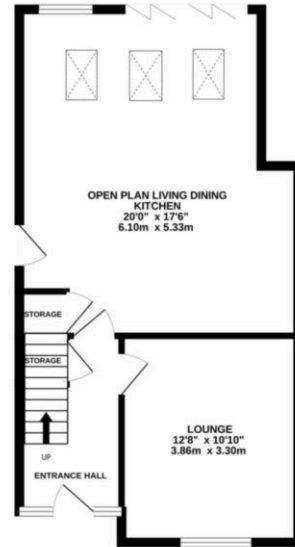
LOCAL AUTHORITY

CHESHIRE EAST COUNCIL.
COUNCIL TAX BAND C

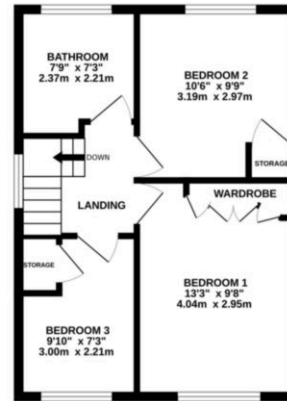
SERVICES

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

GROUND FLOOR
525 sq.ft. (48.7 sq.m.) approx.



1ST FLOOR
402 sq.ft. (37.4 sq.m.) approx.



TOTAL FLOOR AREA: 927 sq.ft. (86.1 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of floors, rooms, areas and any other items are approximate and no responsibility is taken for any error. Creation of this document. This plan is for illustrative purposes only and should not be used as such by any prospective purchaser. The services, systems and appliances shown herein have not been tested and no guarantee is given regarding their operation or efficiency can be given. Made with Metriqre E2D2S

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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