



**GASCOIGNE
HALMAN**

12 MAPLE AVENUE, POYNTON

THE AREAS LEADING ESTATE AGENT



12 MAPLE AVENUE, POYNTON

ASKING PRICE £400,000

A THREE BEDROOM SEMI DETACHED FAMILY HOME located in a SOUGHT AFTER RESIDENTIAL location within WALKING DISTANCE of REPUTABLE primary and secondary schools. This WELL PRESENTED home benefits from LARGE LOUNGE WITH BAY WINDOW, CONTEMPORARY DINING KITCHEN, THREE GENEROUS SIZED BEDROOMS, FAMILY BATHROOM. LARGE DRIVEWAY leading to a SINGLE DETACHED GARAGE and FRONT and REAR GARDENS.

- THREE BEDROM SEMI DETACHED FAMILY HOME
- WELL PRESENTED WITH THE POTENTIAL FOR FURTHER ENHANCEMENTS THROUGHOUT
- CONVENIENT LOCATION CLOSE TO POYNTON VILLAGE
- WALKING DISTANCE TO REPUTABLE LOCAL SCHOOLS
- AMPLE OFF ROAD PARKING AND DETACHED SINGLE GARAGE
- PRIVATE AND ENCLOSED REAR GARDEN





DESCRIPTION

Conveniently located within walking distance of Poynton village this three bedroom semi detached family home is well presented and offers a well balanced and spacious accommodation and in brief comprises:- Entrance porch, lounge with bay window allowing plenty of natural light and double doors leading to the dining kitchen. The kitchen is fitted with an extensive range of stylish cream high gloss wall and base units with wood effect worktops over, French doors provide direct access to the rear garden. To the first floor there are two double bedrooms and a good sized single bedroom, all benefit from fitted furniture. The family bathroom is fully tiled and features an oversized wall hung sink with drawer storage space below, low level WC and panelled bath with shower over. To the front of the property is a large driveway which provides off road parking for several vehicles and leads to the detached single garage. The rear garden is fully enclosed with perimeter fencing and mainly laid to lawn with a patio seating area. The front and rear gardens are stocked with a variety of plants and shrubs.

DIRECTIONS

SK12 1PR

TENURE

FREEHOLD WITH A CHIEF RENT OF £8 PER ANNUM

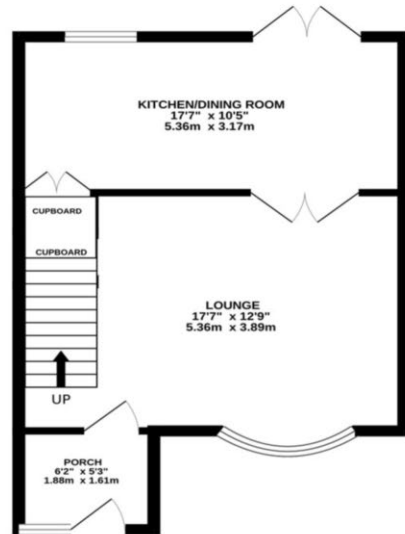
LOCAL AUTHORITY

CHESHIRE EAST COUNCIL TAX BAND C

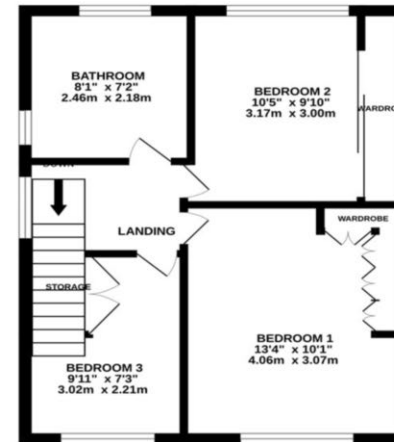
SERVICES (NOT TESTED)

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

GROUND FLOOR
408 sq.ft. (37.9 sq.m.) approx.



1ST FLOOR
399 sq.ft. (37.1 sq.m.) approx.



TOTAL FLOOR AREA : 808 sq.ft. (75.0 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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