



**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 BEDROOM 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

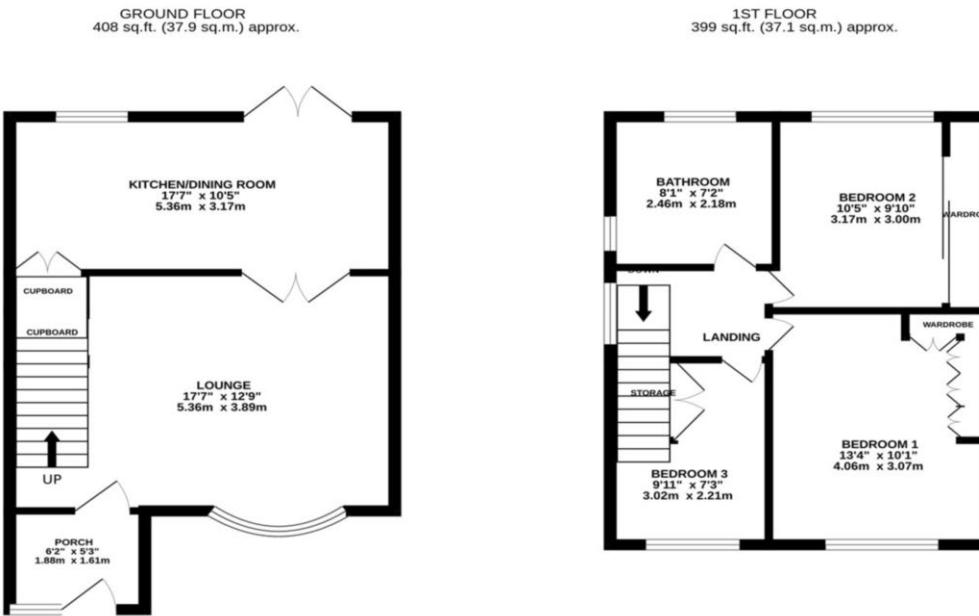
FREEHOLD WITH A CHIEF RENT OF £8 PER ANNUM

## LOCAL AUTHORITY

CHESHIRE EAST COUNCIL TAX BAND C

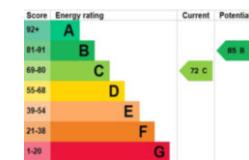
## SERVICES (NOT TESTED)

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



TOTAL FLOOR AREA : 808 sq.ft. (75.0 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the measurements contained herein, measurements of doors, windows, recesses and other items are approximate and no reliance should be placed on them 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 and fixtures and fittings shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2025

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.



## POYNTON OFFICE

01625 859 888

poynton@gascoignehalman.co.uk  
3 Fountain Place, Poynton SK12 1QX

**GASCOIGNE  
HALMAN**