



**GASCOIGNE
HALMAN**

11 FIELDING AVENUE, POYNTON

THE AREAS LEADING ESTATE AGENT



11 FIELDING AVENUE, POYNTON

Offers Over £385,000

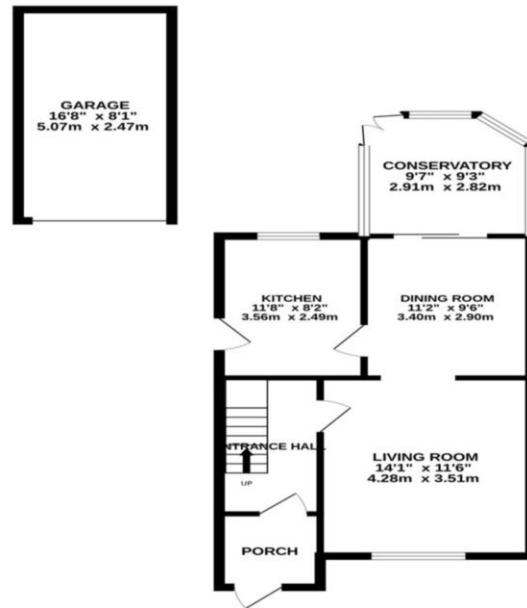
A WELL PRESENTED THREE BEDROOM SEMI DETACHED FAMILY HOME located within a POPULAR RESIDENTIAL AREA CONVENIENTLY placed for LOCAL PRIMARY and SECONDARY SCHOOLS. ENTRANCE PORCH, ENTRANCE HALL, LOUNGE, SEPARATE DINING ROOM, CONSERVATORY, FITTED KITCHEN, THREE WELL PROPORTIONED BEDROOMS and SHOWER ROOM. DOUBLE WIDTH DRIVEWAY PROVIDING AMPLE OFF ROAD PARKING. DETACHED SINGLE GARAGE. LANDSCAPED SOUTH FACING REAR GARDEN.

- ** NO ONWARD CHAIN **
- A WELL PRESENTED THREE BEDROOM SEMI DETACHED FAMILY HOME
- CUL-DE-SAC POSITION
- LOCATED WITHIN A DESIRABLE RESIDENTIAL DEVELOPMENT CLOSE TO LOCAL PRIMARY & SECONDARY SCHOOLS
- TWO SEPARATE RECEPTIONS ROOMS & CONSERVATORY
- DRIVEWAY PROVIDING AMPLE OFF ROAD PARKING, DETACHED SINGLE GARAGE & SOUTH FACING LANDSCAPED REAR GARDEN

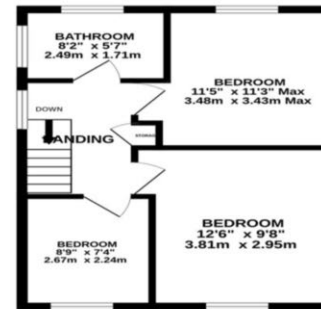


This three bedroom semi detached family home offers well presented and spacious accommodation throughout and is available with no onward chain. Occupying a favorable cul-de-sac position within a highly sought after residential area which is within a short distance to local primary/secondary schools, countryside walks and the villages amenities. In brief the property comprises:- Entrance porch and entrance hall with stairs leading to the first floor. The lounge has a large window which allows plenty of natural light, the main focal point of this room is the feature fireplace with living flame gas fire, the separate dining room has ample space for a formal dining table and chairs and sliding doors access the conservatory which offers reception area and overlooks the rear garden. The kitchen is fitted with a range of fitted wall, base and drawer units these are complemented by roll top work surfaces over. The integrated appliances include an electric oven and electric hob. There is recess space for a washing machine, fridge and freezer. To the first floor the master bedroom is fitted with a range of floor to ceiling wardrobes and a dressing table, the second bedroom is another double bedroom, whilst the third is a single bedroom. The shower room is fully tiled and fitted with a shower cubicle, pedestal wash basin and a concealed cistern wc. Externally to the front of the property is a double width tarmac driveway which provides ample off road parking and leads to the single garage. The South facing rear garden is fully enclosed by perimeter fencing and is predominately laid to lawn.

GROUND FLOOR
641 sq.ft. (59.5 sq.m.) approx.



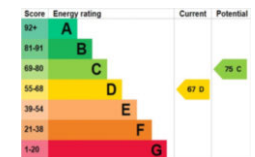
1ST FLOOR
385 sq.ft. (35.7 sq.m.) approx.



TOTAL FLOOR AREA: 1025 sq.ft. (95.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the description 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, fixtures and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given.
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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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