



**GASCOIGNE
HALMAN**

6 KNOLE AVENUE, POYNTON

THE AREAS LEADING ESTATE AGENT



6 KNOLE AVENUE, POYNTON

OFFERS OVER £500,000

AN EXTENDED FOUR BEDROOM DETACHED FAMILY HOME OCCUPYING A SOUGHT-AFTER RESIDENTIAL POSITION. ENTRANCE HALL, DOWNSTAIRS WC, SPACIOUS LOUNGE WITH FEATURE FIREPLACE, VERSATILE SECOND RECEPTION ROOM WITH FRENCH DOORS TO THE REAR GARDEN, DINING KITCHEN AND SEPARATE UTILITY ROOM. THREE DOUBLE BEDROOMS, A FURTHER SINGLE BEDROOM AND A FAMILY BATHROOM. GENEROUS OFF ROAD PARKING, DETACHED GARAGE WITH ELECTRIC UP-AND-OVER DOOR AND AN ENCLOSED REAR GARDEN WITH PATIO AREA.

- A WELL PRESENTED & EXTENDED FOUR BEDROOM DETACHED FAMILY HOME

- TWO SPACIOUS RECEPTION ROOMS OFFERING FLEXIBLE FAMILY LIVING

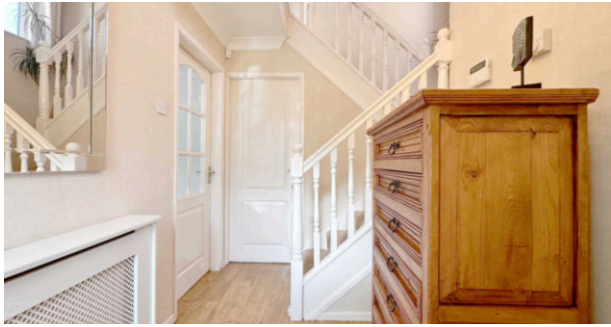
- THREE DOUBLE BEDROOMS PLUS A GENEROUS FOURTH BEDROOM

- SPACIOUS DINING KITCHEN WITH SEPARATE UTILITY ROOM

- AMPLE OFF ROAD PARKING & DETACHED GARAGE WITH ELECTRIC UP AND OVER DOOR

- PRIVATE ENCLOSED REAR GARDEN WITH PATIO TERRACE





DESCRIPTION

An attractive extended four bedroom detached family home, occupying a pleasant position within a cul-de-sac in a sought-after residential area and benefiting from ample off-road parking, a detached garage and a private rear garden. Offering spacious and versatile accommodation throughout. The accommodation briefly comprises:- an entrance hall with stairs rising to the first floor, a convenient downstairs WC fitted with a two-piece suite, and a spacious lounge featuring an attractive fireplace. To the rear, a separate reception room enjoys French doors opening onto the rear garden, offering excellent flexibility as a family room, playroom, home office or formal dining room. The kitchen is fitted with a comprehensive range of wall, drawer and base units complemented by roll-top work surfaces, incorporating a double oven, four-ring gas hob and ample space for a dining table. A separate utility room provides additional storage, space for freestanding appliances and direct access to both the rear garden and side elevation. To the first floor, there are three well proportioned double bedrooms and a fourth single bedroom. The principal bedroom benefits from fitted wardrobes, whilst the remaining bedrooms are served by a fully tiled family bathroom fitted with a three-piece suite comprising a bath with shower over, pedestal wash hand basin and low-level WC. Externally, the property is approached via a generous driveway providing ample off-road parking and access to the detached garage, which benefits from an electric up-and-over door. To the rear, the enclosed garden is predominantly laid to lawn and complemented by a patio seating area.

TENURE

LEASEHOLD.

999 YEARS FROM 29/09/1972. 942 REMAINING.

GROUND RENT £27.50 PER ANNUM.

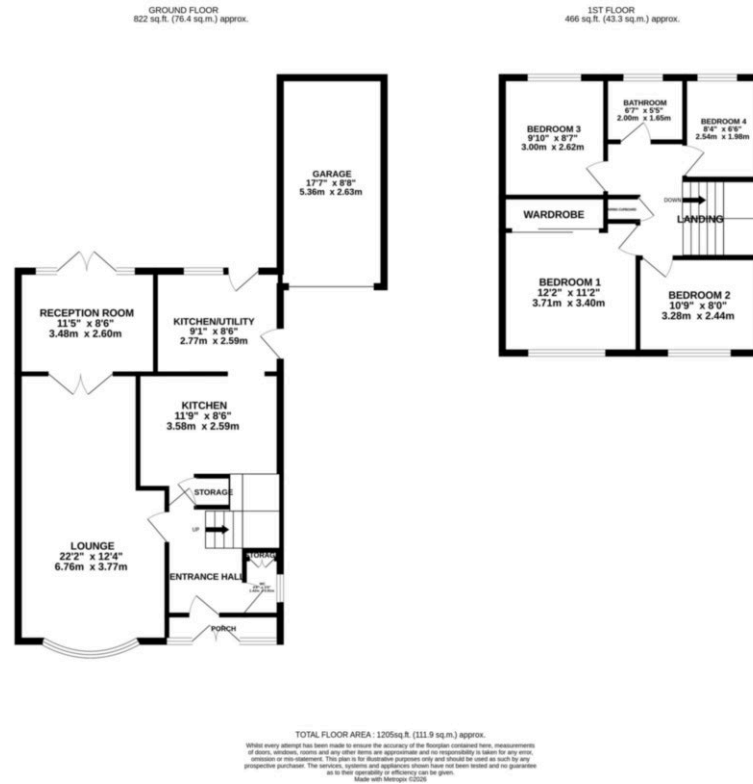
LOCAL AUTHORITY

CHESHIRE EAST COUNCIL TAX BAND E

SERVICES (NOT TESTED)

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

FLOORPLAN & EPC



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