



**GASCOIGNE
HALMAN**

4 BIRCHVALE CLOSE, POYNTON

THE AREAS LEADING ESTATE AGENT



4 BIRCHVALE CLOSE, POYNTON

OFFERS OVER £475,000

A BEAUTIFULLY PRESENTED FOUR BEDROOM TOWN HOUSE occupying a ENVIABLE CUL-DE-SAC POSITION in a HIGHLY SOUGHT AFTER RESIDENTIAL AREA within WALKING DISTANCE of POYNTON VILLAGE. ENTRANCE HALL, DOWNSTAIRS WC, MODERN FITTED L-SHAPED DINING KITCHEN, LOUNGE, MASTER BEDROOM with EN-SUITE SHOWER ROOM, THREE FURTHER BEDROOMS and FAMILY BATHROOM. DRIVEWAY providing OFF ROAD PARKING for 2 CARS. SOUTH FACING REAR COURTYARD GARDEN.

- AN IMMACULATELY PRESENTED FOUR BEDROOM TOWN HOUSE

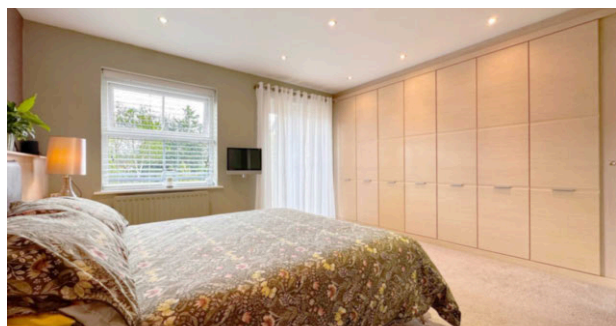
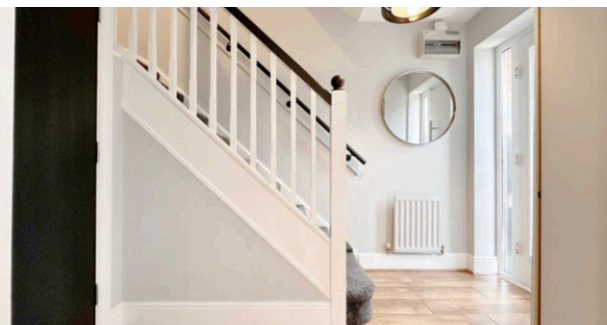
- STUNNING MODERN L-SHAPED DINING KITCHEN

- MASTER BEDROOM WITH EN-SUITE SHOWER ROOM

- PRIME CUL-DE-SAC POSITION

- CENTRALLY LOCATED WITHIN WALKING DISTANCE TO THE VILLAGE

- DRIVEWAY PROVING OFF ROAD PARKING FOR 2 CARS & SOUTH FACING COURTYARD



Occupying a favourable position situated at the end of a small cul-de-sac, in a highly desirable residential area which is conveniently placed for local schools and the village. Presented to a high standard throughout the property boasts spacious and versatile accommodation which in brief comprises:- Entrance hall with open stairs leading to the first floor and downstairs wc with two piece suite. The L-shaped dining kitchen is comprehensively fitted with a range of white high gloss handleless wall base and drawer units these are complemented by quartz worktops and upstands. The integrated appliances include a double oven, induction hob with chimney style extractor over, fridge, freezer, washing machine, and dishwasher. The dining area has ample space for a formal dining table and chairs and french doors provide access and views of the rear courtyard. To the first floor the generous lounge includes a Juliette balcony which allows for plenty of natural light. The family bathroom is partially tiled and includes a paneled bathroom, concealed cistern wc, pedestal wash basin and chrome heated towel rail. Bedroom three is a double bedroom and the fourth bedroom is currently used as a home office. To the second floor is the master bedroom which features floor to ceiling wardrobes, a fitted headboard and bedside tables, the fully tiled en-suite shower room has a double shower cubicle, concealed cistern wc and wash basin. There is a further double bedroom with fitted wardrobes. Externally to the front of the property is a driveway providing off road parking for two cars. The South facing rear courtyard is fully enclosed by perimeter fencing and is flagged for low maintenance and practicality.

DIRECTIONS

SK12 1PH

TENURE

LEASEHOLD 999 YEAR LEASE FROM 26/06/05 - GROUND RENT TBC

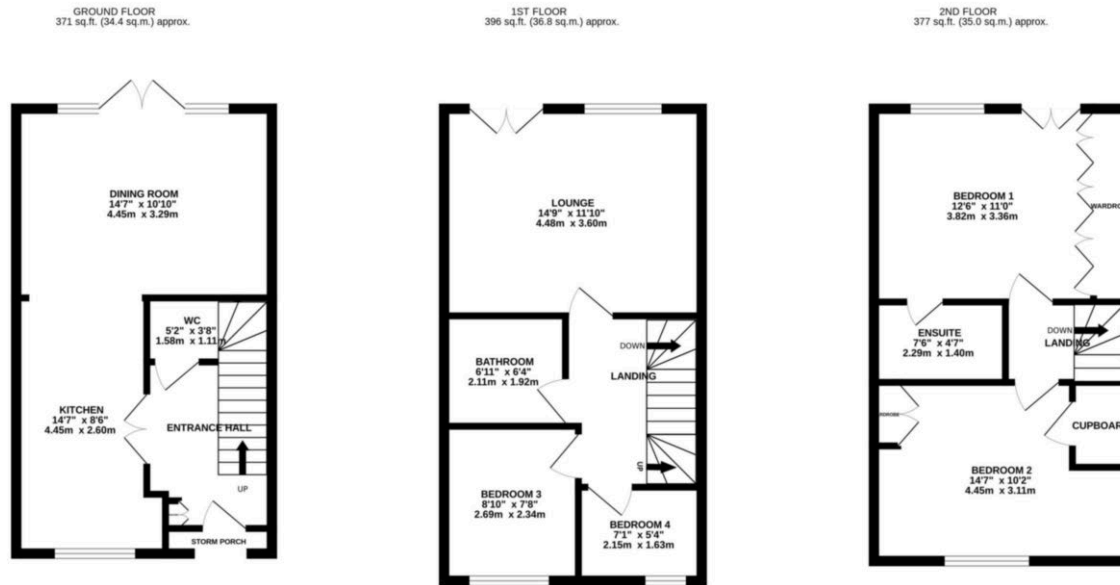
LOCAL AUTHORITY

CHESHIRE EAST COUNCIL COUNCIL TAX BAND D

SERVICES (NOT TESTED)

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

FLOORPLAN & EPC



TOTAL FLOOR AREA: 1144 sq. ft. (106.3 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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