

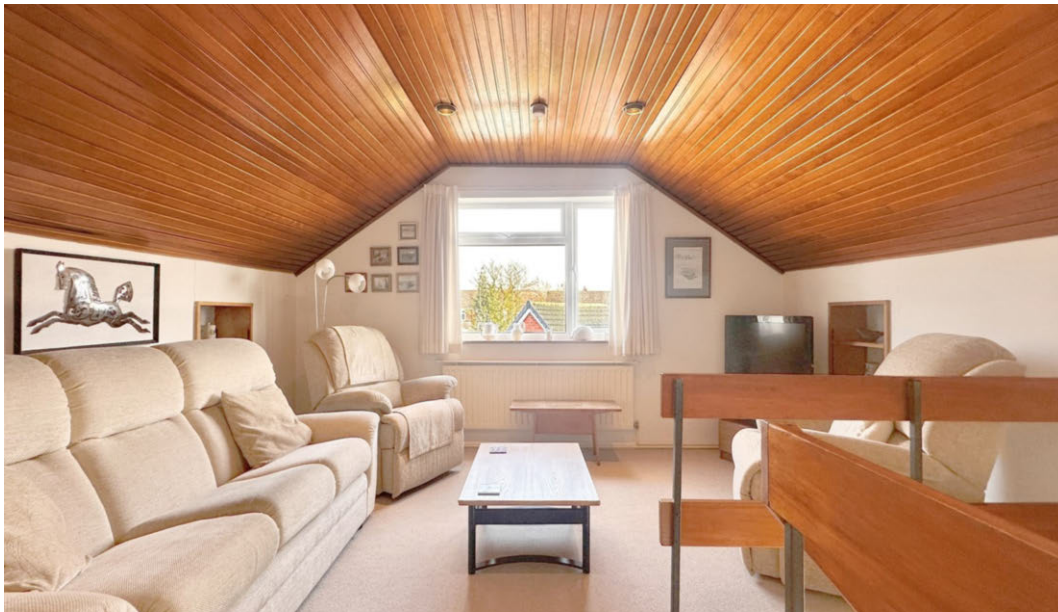


**GASCOIGNE  
HALMAN**

15 ALDER AVENUE, POYNTON

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THE AREAS LEADING ESTATE AGENT



## 15 ALDER AVENUE, POYNTON

### Offers In the region of £400,000

A DECEPTIVELY SPACIOUS THREE BEDROOM BUNGALOW offering an EXCELLENT OPPORTUNITY FOR MODERNISATION AND IMPROVEMENT THROUGHOUT, set at the HEAD OF A PEACEFUL CUL-DE-SAC within a HIGHLY CONVENIENT and DESIRABLE AREA close to POYNTON VILLAGE. ENTRANCE HALL, PORCH, FITTED KITCHEN, TWO RECEPTION ROOMS, THREE WELL-PROPORTIONED BEDROOMS, FAMILY BATHROOM and SEPARATE WC. LOFT ROOM with STUDY AREA and further UNDER EAVES STORAGE. DRIVEWAY providing AMPLE OFF-ROAD PARKING, DETACHED GARAGE, LANDSCAPED FRONT GARDEN and an ESTABLISHED, FULLY ENCLOSED REAR GARDEN. OFFERED with NO ONWARD CHAIN.

- \*\*\*NO ONWARD CHAIN\*\*\*

- EXCELLENT OPPORTUNITY FOR FULL RENOVATION / MODERNISATION

- DECEPTIVELY SPACIOUS THREE BEDROOM BUNGALOW WITH ADDITIONAL LOFT ROOM

- POSITIONED AT THE HEAD OF A PEACEFUL CUL-DE-SAC IN A HIGHLY DESIRABLE LOCATION

- TWO RECEPTION ROOMS PLUS THREE WELL PROPORTIONED BEDROOMS

- LONG DRIVEWAY, AMPLE OFF-ROAD PARKING AND DETACHED GARAGE & LANDSCAPED GARDENS



Situated at the head of a peaceful cul-de-sac within an established and highly sought after residential area, this three bedroom bungalow with an additional loft room is offered to the market with no onward chain. The property provides excellent potential for improvement and modernisation and, in brief, the accommodation comprises:- An entrance hall leading into a generously sized main reception room with a feature fireplace, positioned to the front of the property. This bright and spacious room includes a dedicated dining area and benefits from a wide window overlooking the front garden. A staircase from the reception room leads to the loft room, a versatile open-plan space ideal for use as a hobby room, study, office, or occasional guest area. Two further accessible rooms sit off the main loft room, one of which used as a study, along with additional under eaves storage, offering excellent practicality. The kitchen is fitted with a range of wall, base and drawer units with worktops and provides space for freestanding appliances. A door from the kitchen opens into the enclosed porch, offering useful extra storage and access to the side of the property, the garage and the rear garden. An internal door from the lounge leads into the inner hallway, which includes two storage cupboards. From here, there is access to three well proportioned bedrooms and a further reception room overlooking the rear of the property. The family bathroom is fitted with a panelled bath with shower over and a pedestal wash basin, with a separate WC located off the rear reception room. Externally, the property features a lawned front garden and a long driveway providing ample off road parking, along with access to the detached garage. The rear garden is a particular highlight fully enclosed and thoughtfully landscaped with a shaped lawn, decorative gravel pathways, several pleasant seating areas and a timber pergola. The garden is well stocked with a variety of established trees, plants and shrubs, creating an attractive and private outdoor space.

#### **DIRECTIONS**

SK12 1PY

#### **TENURE**

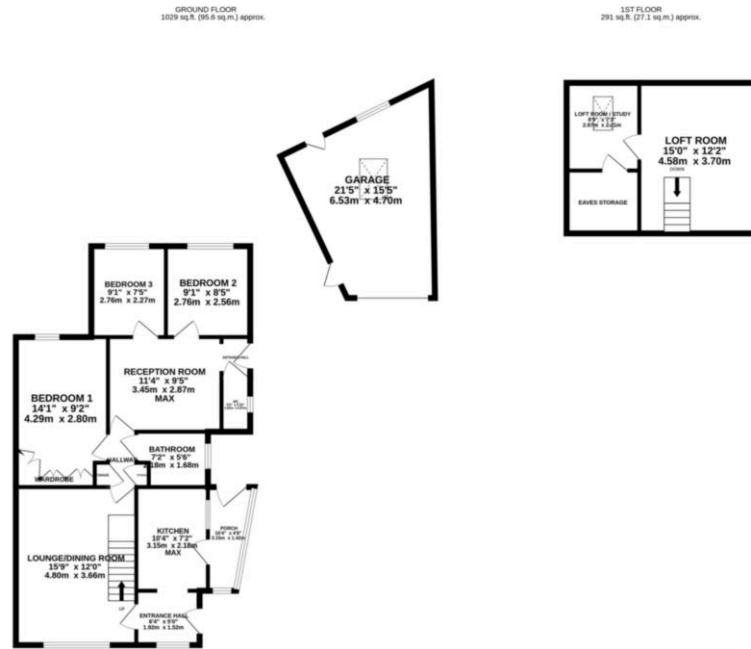
FREEHOLD

#### **LOCAL AUTHORITY**

CHESHIRE EAST COUNCIL COUNCIL TAX BAND D

#### **SERVICES**

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



TOTAL FLOOR AREA: 1321 sq ft (122.7 sq m) approx.  
While every attempt has been made to ensure the accuracy of the Reception contained here, measurements of floors, rooms, areas and any other items are approximate and no responsibility is taken for any error or omission of the information. This plan is for illustrative purposes only and should not be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency capabilities.  
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