





Welcome to

11 Meadway, Poynton, Cheshire, SK12 1EA



Stunning 3-bedroom semi-detached family home, nestled in a highly desirable and popular area. With its spacious rooms, well thought-out room layout and modern features, its an ideal home for first time buyers, growing families or those simply looking for a comfortable home.

From the moment you step into the welcoming entrance porch, you'll feel right at home. A convenient storage cupboard is tucked away and to the left, a well placed downstairs washroom/wc. The generously sized lounge provides a warm and inviting space for the family to relax featuring fireplace and feature alcoves. Leading through to the dining kitchen, you'll find a contemporary and well equipped space, ideal for preparing family meals and entertaining. The kitchen seamlessly flows into a conservatory, creating a wonderful extension of the living space.





- Good Sized Semi Detached Family Home
 - Popular Location
- 3 Well Proportioned Bedrooms
 - Comfortable Lounge
 - Modern Dining Kitchen
 - Large Conservatory
- Well Appointed Bathroom/WC
- Good Driveway Parking, Carport & Garage
 - Transport Links Closeby
 - Viewing Highly Recommended



Upstairs...

The landing leads to three generously proportioned bedrooms, all offering ample space for furniture and storage. The master bedroom, located to the front, enjoys a peaceful, light-filled aspect, providing a relaxing retreat. Bedroom two and three, found at the rear, are also good sizes, making them perfect for children, guests or a home office space. The family bathroom/wc is smartly appointed, offering a modern suites complete with bath and overhead shower.





Outside...

And to the rear, is a well maintained garden offering great space. This property boasts a private driveway, providing ample parking for multiple vehicles. A carport offers additional sheltered parking or could be used for other purposes such as outdoor storage. The detached garage provides even more secure space for vehicles, tools, or hobby equipment. This home is situated in a highly convenient area with excellent access to transport links, making commuting and local amenities easily accessible.

MORE TO EXPLORE

Poynton Village is a vibrant, historic community nestled in the heart of Cheshire, ideally situated between Stockport and Macclesfield. With roots tracing back to the coal mining industry that once defined the area, Poynton has since evolved into a lively and attractive village that seamlessly combines heritage with modern charm.

The village is known for its welcoming atmosphere and a thriving selection of independent shops, cafes, bars, and restaurants that offer unique local flavours and experiences. Families are drawn to Poynton for its strong educational offerings, with well-regarded schools serving all age groups, as well as a safe, community-oriented environment.

For those who enjoy the outdoors, Poynton is perfectly placed with access to beautiful surrounding countryside. The expansive Lyme Park, with its historic estate and scenic walking trails, is just a stone's throw away, while the Middlewood Way offers picturesque paths ideal for cycling, walking, and horse riding.

Commuters benefit from excellent connectivity, with Poynton's railway station offering a direct link to Manchester and easy access to the motorway network. Additionally, Manchester Airport is conveniently close, making travel further afield smooth and accessible.

Overall, Poynton Village is a harmonious blend of historical character, modern amenities, and natural beauty, making it an appealing choice for residents and visitors alike.



WHERE DO I GO WHEN I NEED...



Coffee and cake?

There are lots of amazing cafes which can be found on Park Lane and School Lane.



Schools?

There are lots of good primary schools in the area – Worth, Vernon, Lostock Hall, Lower Park & St Paul's Catholic. All close and nearby. Poynton High School is conveniently located.



Restaurants and drinks?

Panache is a firm local favourite, and The Farmers Arms. Enjoy drinks at The Vine Hop and The Flute & Firkin.



Walks and park?

Poynton Pool and the Middlewood Way are both great spots to enjoy. Lyme Park is only a short distance away.



Shops?

We are spoilt for choice when it comes to supermarkets... Aldi, Waitrose, Morrisons and a Co-op Local are all within walking distance of the village.



Running and sports?

Enjoy local sport activities at Poynton Leisure Centre & Poynton Sports Club and why not try out park runs which are held at either Bramhall Park or Lyme Park. 9am start for a local 5k run.

POST CODE: **SK12 1EA**

TENURE: **FREEHOLD**

ENERGY PERFORMANCE CERTIFICATE: **TBC**

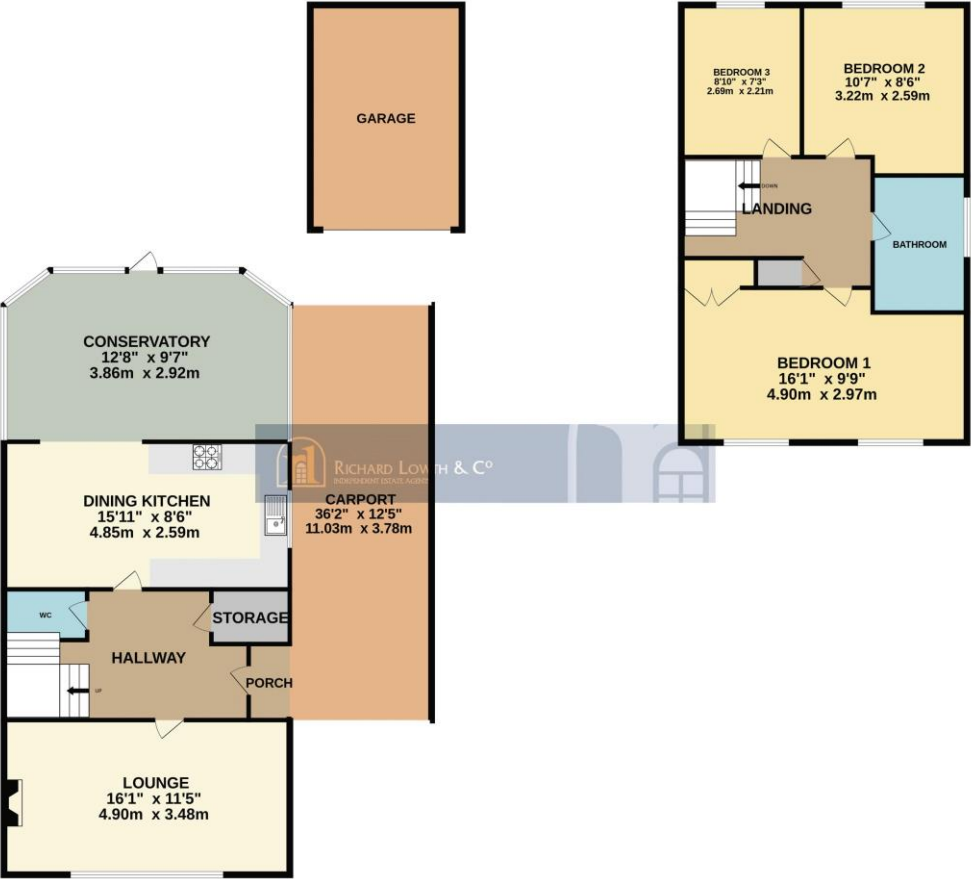
COUNCIL TAX BAND: **C**

SERVICES (NOT TESTED): **All mains services are connected to the property.**

LOCAL AUTHORITY: **Cheshire East Council. For further information, please use:**
<https://www.cheshireeast.gov.uk/home.aspx>

GROUND FLOOR

1ST FLOOR



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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DIRECTIONS: 11 Meadway, Poynton, Cheshire, SK12 1EA

From Poynton village, head out along Chester Road, going over the Railway Station bridge and continue along. Turn right onto Woodford Road and continue along, taking the first right into Meadway. The property will be found on the left hand side.

WHAT3WORDS:
[///tops.today.wakes](https://www.what3words.com/uk/tops.today.wakes)

TO VIEW:

Call: 01625 859911 | Email: sales@richardlowth.co.uk

