



47 Brookfield Avenue, Poynton, Cheshire, SK12 1JE



RICHARD LOWTH & CO  
INDEPENDENT ESTATE AGENTS



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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# 47 Brookfield Avenue, Poynton, Cheshire, SK12 1JE

Price: £750,000

- Wonderful Location on a Highly Regarded Side Road
- Easy Walking Distance to Village Centre, Railway Station & Shops
- 4 Bed Detached Family Home
- Spacious, Unique & Well Designed Property
- Dining Room, Extended Lounge & Dining Kitchen
- Impressive 23' Master Bedroom
- Driveway Parking & Garage
- Private, Enclosed & Beautiful Garden

Occupying a wonderful position close to the small green area on a highly regarded side road within easy walking distance of the village centre, shops and railway station, this fine, extended detached family home presents an excellent opportunity not to be missed.

The property offers very spacious and well designed accommodation which is tastefully presented and in brief features to the ground floor of an enclosed porch, pleasant hallway, extended rear lounge with feature fireplace and double doors out onto the garden. There is a separate dining room and dining kitchen which provides a good arrangement of units along with a Range style cooker. There is a rear porch, useful storage which houses the gas central heating boiler and a wc.

To the first floor and leading from the landing, there is an impressive master bedroom with fitted furniture and three further bedrooms, bedroom three and four are interconnecting and there is a well appointed bath/shower/wc.

The property has gas fired central heating and UPVC double glazing.

Outside to the front, there is a block paved driveway which provides good parking along with a garage, whilst to both front and rear, there are lawned gardens, the rear in particular being a good size, extremely private and with patio/sitting area.





## CONTACT

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## Further Information

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

Local Authority:  
Cheshire East Council. For more information on the local area and services log onto  
<https://www.cheshireeast.gov.uk/home.aspx>

Council Tax Band: F

Postcode: SK12 1JE

Energy Performance Rating: TBC

Tenure: Freehold