



EST. 2003

RICHARD LOWTH
- CHESHIRE -



Welcome to

47 Brookfield Avenue, Poynton, Cheshire, SK12 1JE



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.





- 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
- Well Appointed Bathroom & Separate Shower
 - Driveway Parking & Garage
 - Private, Enclosed & Beautiful Garden
 - A Property Not to be Missed



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.





Outside...

and 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.

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.



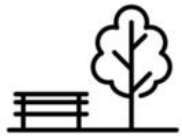
Schools?

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

POST CODE: **SK12 1JE**

TENURE: **FREEHOLD**

ENERGY PERFORMANCE CERTIFICATE: **C**

COUNCIL TAX BAND: **F**

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

From Poynton village, head out along Chester Road taking a left onto Clifford Road. Take an immediate right onto Brookfield Avenue where the property will be situation roughly half way up on your left hand side. There is ample driveway parking to enjoy and street parking also.

WHAT3WORDS:
///forest.librarian.shell

TO VIEW:

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

