



EST. 2003

RICHARD LOWTH  
- CHESHIRE -



*Welcome to*

8 Holly Road, Poynton, Cheshire, SK12 1PA



Step inside this immaculate, extended 3-bedroom detached bungalow, nestled on a generous corner plot and be instantly charmed by its modern, welcoming atmosphere. Fully refurbished to the highest standard, this home offers both style and comfort, making it the perfect retreat. This spacious bungalow boasts a welcoming entrance hallway with useful storage, additional modern shower room & wc, extended lounge/dining area with cosy, feature multi-fuel log burner and statement Oak Beam creating a warm and inviting space to unwind. Luxury, brand new kitchen featuring sleek units, high quality appliances and plenty of work surface and storage, along with utility room.





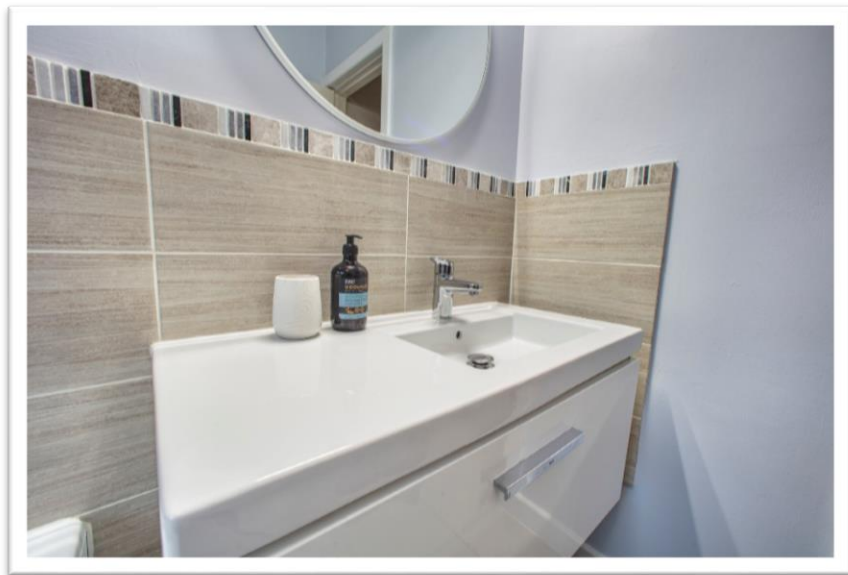
- Stunning, modernised and extended detached bungalow
  - 3-bedrooms - all of great size
- Nestled on a generous corner plot with beautifully landscaped gardens
  - Immaculately designed, welcoming atmosphere & serene setting
    - Fully refurbished to the highest standard
  - 26' Impressive lounge/dining room with feature log burner
    - Sleek kitchen with high quality appliances & utility room
    - 2 bathrooms - both modern and luxuriously designed
- Detached garage which has recently been upgraded and driveway parking
  - Delightful gardens with enjoys all day sun





*To the back of the property and...*

From the lounge, there is a separate inner hallway providing access to three bedrooms, all of great size and a luxurious, recently modernised bathroom. This property combines contemporary living with a tranquil setting and convenience for the village centre.





### *Outside...*

you'll enjoy delightful, beautifully landscaped gardens to three sides, wrapping around this home, perfect for relaxing and entertaining and providing ultimate privacy. There is a recently upgraded, detached garage and driveway parking for 4 cars. This bungalow truly has it all – space, style and a serene setting.

## 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		85 B
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

POST CODE: **SK12 1PA**

TENURE: **FREEHOLD**

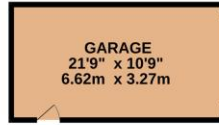
ENERGY PERFORMANCE CERTIFICATE: **D**

COUNCIL TAX BAND: **D**

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



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: 8 Holly Road, Poynton, Cheshire, SK12 1PA

There are a couple of options, the first heading along Park Lane and turning right onto Bulkeley Road. The first left will take you onto Brookside Avenue which you can follow round until Holly Road will be on your right hand side. 8 Holly Road will be situated half way up on your left hand side.

Another route would be heading along London Road South until you reach a roundabout where you should take the first exit onto Dickens Lane. Follow this road along and take the 3<sup>rd</sup> junction on your left hand side, turning onto Yewtree Lane. Imminently left will be Holly Road where the probably will be located on your right hand side.

WHAT3WORDS:

///hairspray.dreaming.testing

**TO VIEW:**

**Call: 01625 859911 | Email: [sales@richardlowth.co.uk](mailto:sales@richardlowth.co.uk)**

