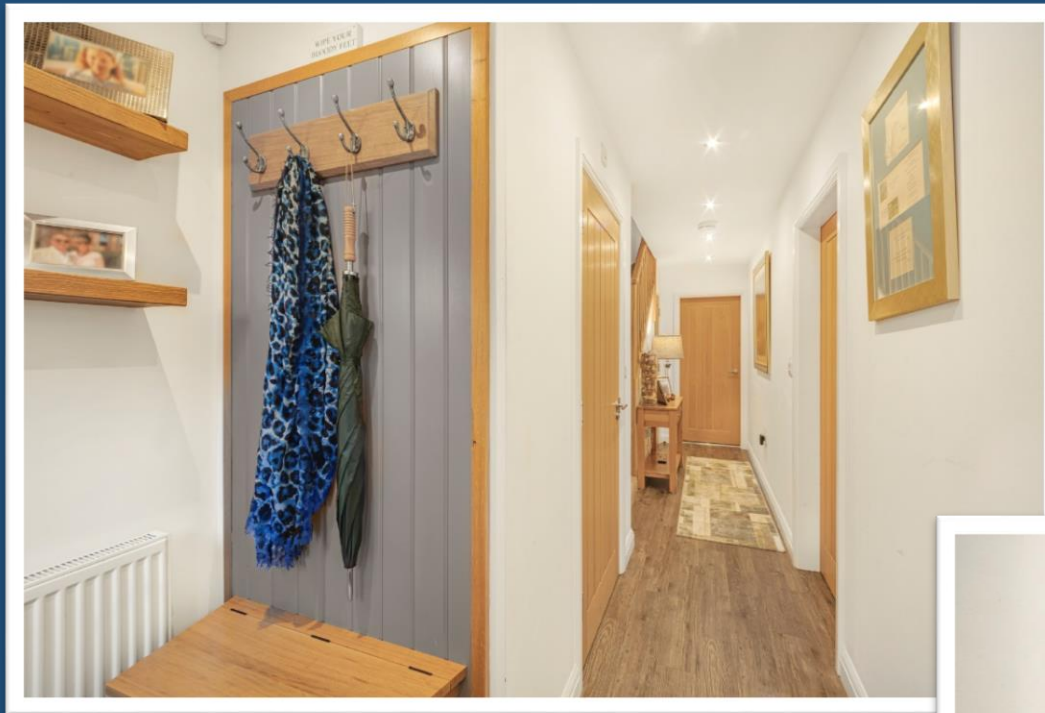




EST. 2003

RICHARD LOWTH
- CHESHIRE -



Welcome to

54 London Road South, Poynton, Cheshire, SK12 1LG

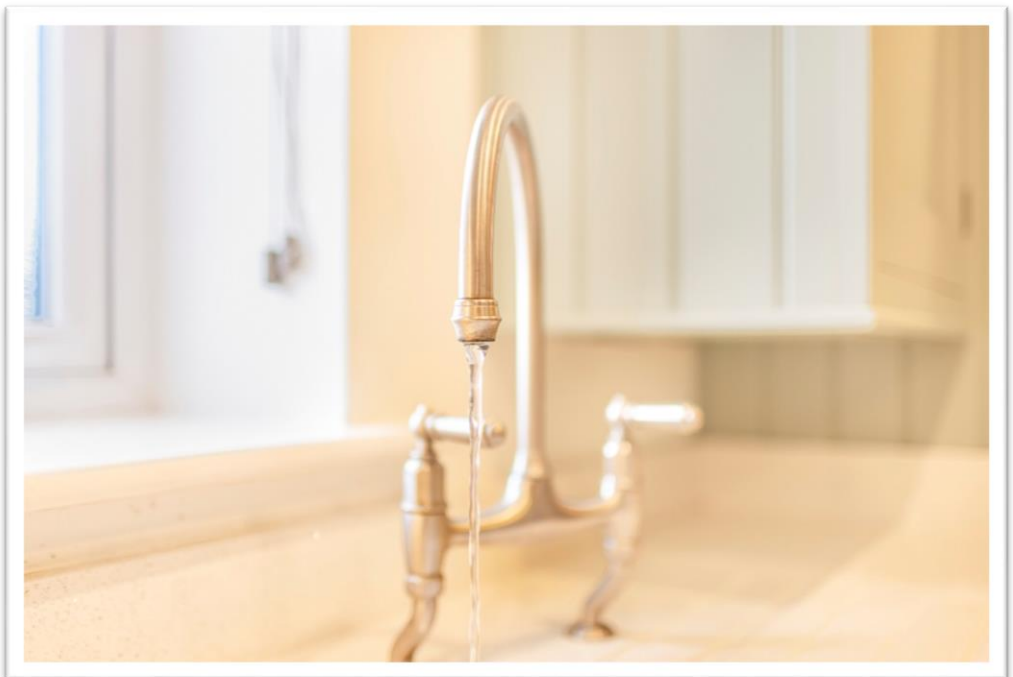


From the moment you walk into the inviting entrance hallway, you'll be struck by this home's seamless blend of style and functionality. From the hallway and to the left, there is a useful washroom/wc and to the right, a traditional, handcrafted bespoke Daniel Scott kitchen awaits, with premium fixtures and cream Smeg built-in appliances which is the perfect area for hosting and enjoying family meals. Make your way to the end of the hallway and be welcomed into a comfortable lounge which offers a cosy remotely-controlled living flame wall fire and bi-folding doors which lead out onto an inviting patio area with oak pergola, being the perfect place to relax at any time of the day, enjoying a morning coffee or unwinding in the evening with a glass of wine.





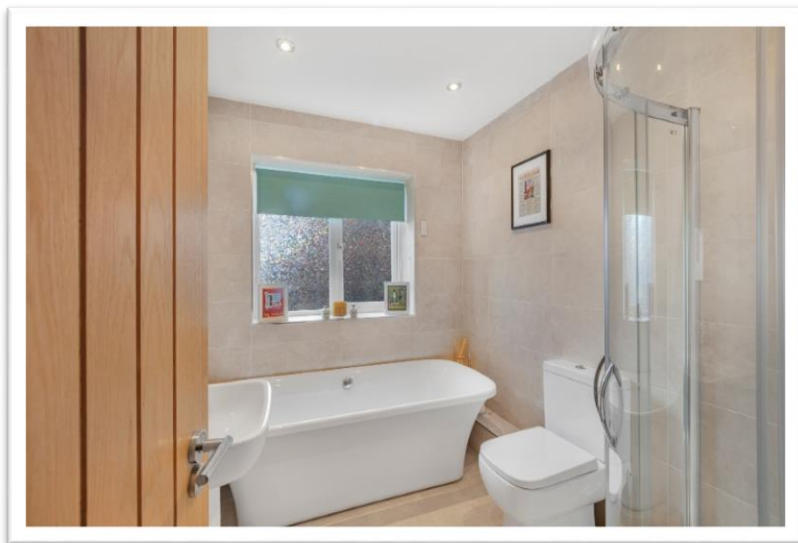
- Impeccably designed three-storey home
- Nestled in a sought after location - close to village centre
 - Offers comfort, style and premium living
 - Daniel Scott bespoke kitchen + Smeg appliances
- Bedroom One + en-suite Shower Room with underfloor heating
 - 4 comfortable bedrooms
- Stylish bath/shower/wc with underfloor heating
 - Easily maintained garden
- Electric gates leading to secure driveway parking
 - No onward chain





From the oak staircase and to the first floor...

there are two bright and welcoming bedrooms, the principle bedroom being situated to the back and benefiting from an en-suite rainfall shower room/wc with the comfort of underfloor heating. Bedroom two, found to the front has built-in, stylish Cheshire Bedroom wardrobes and there is an elegant family bathroom which features separate, large bath and again, the added luxury of underfloor heating. There is a useful storage cupboard located on the landing,



Follow the staircase to the second floor...

and be met by a lovely large landing, which is the perfect area for a home office with ample natural roof window lighting flooring in. There are two further bedrooms – one room is currently used as a stylish dressing room/walk-in wardrobe and the other has a roof window which enjoys views out towards open hills.





Outside...

London Road South benefits from electrically controlled double gates which lead to a secure driveway, easily maintained paved garden area providing the ultimate overall privacy and is offered with no onward chain and is a 'must see' to appreciate all this beautiful home has to offer.

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		93 A
81-91	B	86 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

POST CODE: **SK12 1LG**

TENURE: **FREEHOLD**

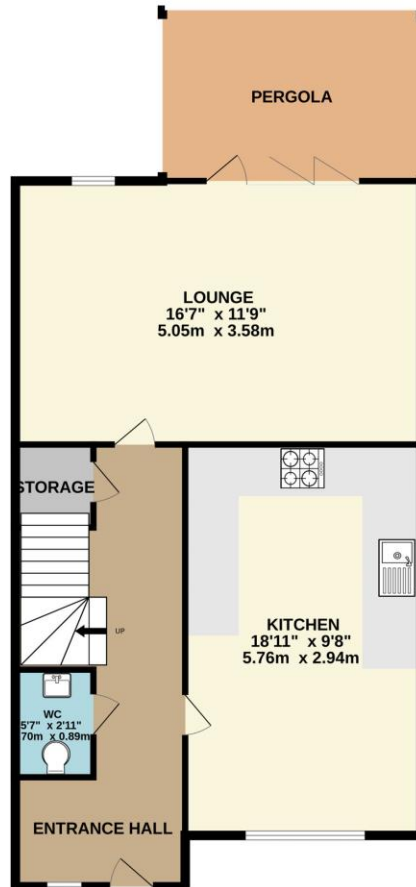
ENERGY PERFORMANCE CERTIFICATE: **B**

COUNCIL TAX BAND: **D**

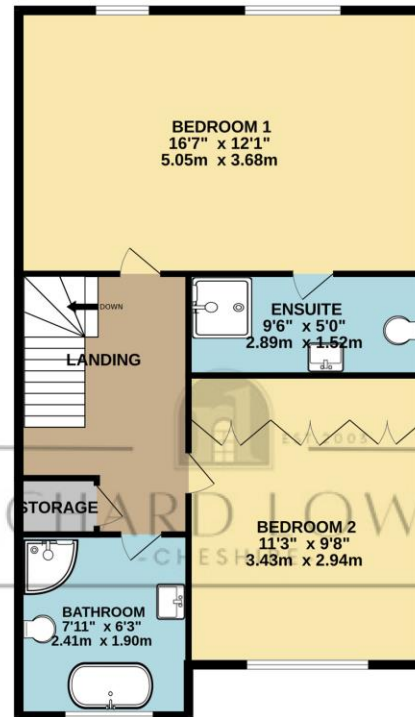
SERVICES (NOT TESTED): All mains services are connected to the property.

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

GROUND FLOOR



1ST FLOOR



2ND FLOOR



DIRECTIONS: 54 London Road South, Poynton, SK12 1LG

From Poynton village, head out on London Road South, going straight over at the roundabout and the property will be positioned on your right hand side, on the corner of Clifford Road.

WHAT3WORDS:
///fire.atomic.rating

TO VIEW:

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

