



EST. 2003

RICHARD LOWTH
- CHESHIRE -



Welcome to

10 Oak Grove, Poynton, Cheshire, SK12 1AE

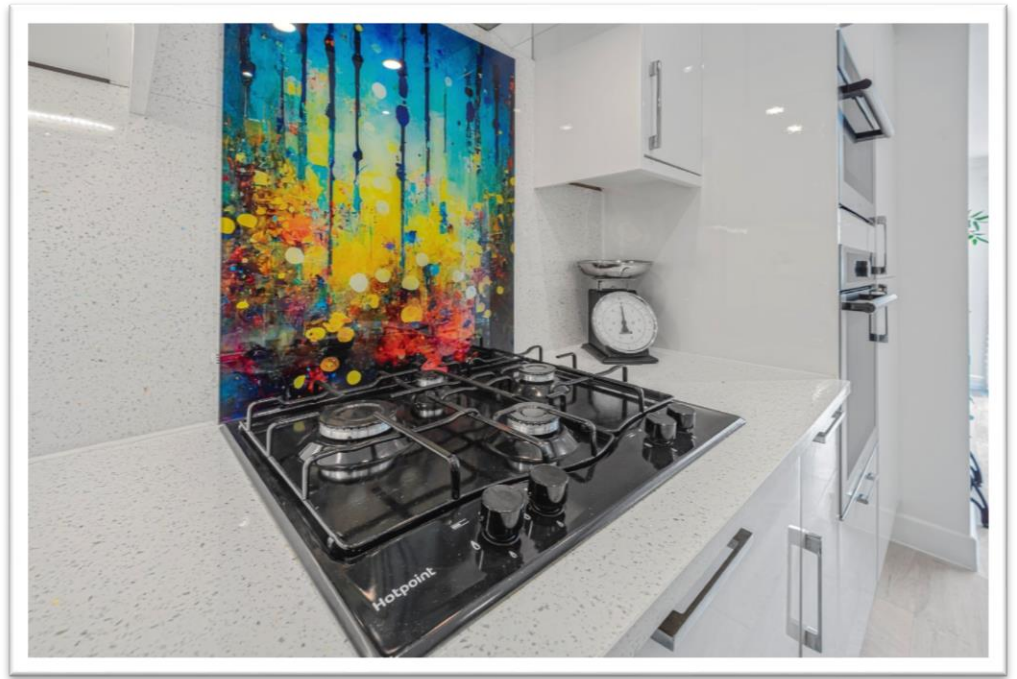


Welcome to this beautifully extended and fully modernised two-bed semi detached bungalow, ideally situated in the heart of Poynton village centre. This property has been thoughtfully designed and renovated throughout to offer the perfect blend of contemporary living and comfort.





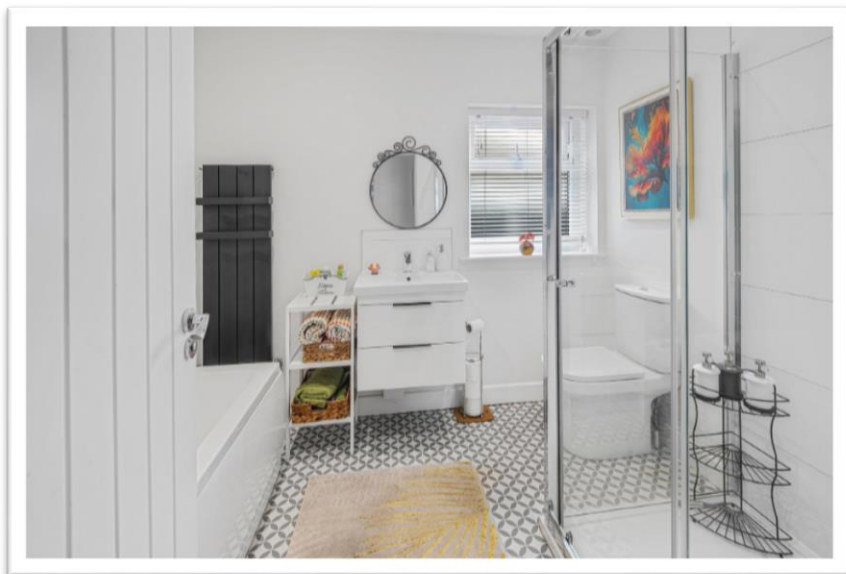
- Beautifully extended & modernised semi detached bungalow
- Two-bedrooms - both positioned to the front of the property & great sizes
 - Excellent, well designed layout throughout
 - Spacious, open plan living/dining room
 - Modernised dining kitchen
 - Prime location for village centre & amenities
- Modern bathroom - rainfall shower and separate bath
 - Ready to move into
 - South facing, landscaped rear garden
 - Relaid driveway for ample parking





To the back of the property and...

Leading from the hallway, the spacious living/dining room is a real highly and focal point of the property, featuring a stunning skylight that floods the room with natural light. The modern dining kitchen is perfect for entertaining, complemented by a convenient utility room. Both double bedrooms are positioned to the front of the property and are generously sized, along with a stylish bathroom which boasts a rain fall shower, separate bath and wc.





Outside...

you'll find a meticulously landscaped South facing rear garden – perfect for enjoying the sun all day. Useful, recently upgraded storage shed, and to the front, a newly relaid driveway offering ample parking, adding further convenience to this already desirable home. This is a rare opportunity to own a modern, move-in ready bungalow in a prime location.

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 1AE**

TENURE: **FREEHOLD**

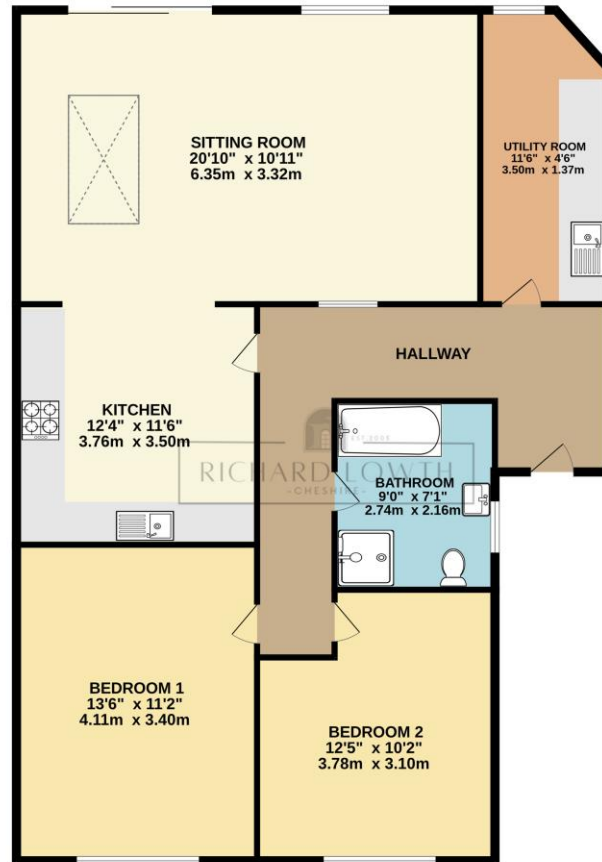
ENERGY PERFORMANCE CERTIFICATE: **D**

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.
Made with Metropix 5/2024

DIRECTIONS: 10 Oak Grove, Poynton, Cheshire, SK12 1AE

From Poynton village, head out along Chester Road and turn right onto Burton Drive. Take the next left hand turning onto Oak Grove where the property will be located on your left hand side and driveway parking will be provided.

WHAT3WORDS:
///types.pines.easy

TO VIEW:

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

