



EST. 2003

RICHARD LOWTH
- CHESHIRE -

Welcome to

12 Deva Close, Poynton, Cheshire, SK12 1HH



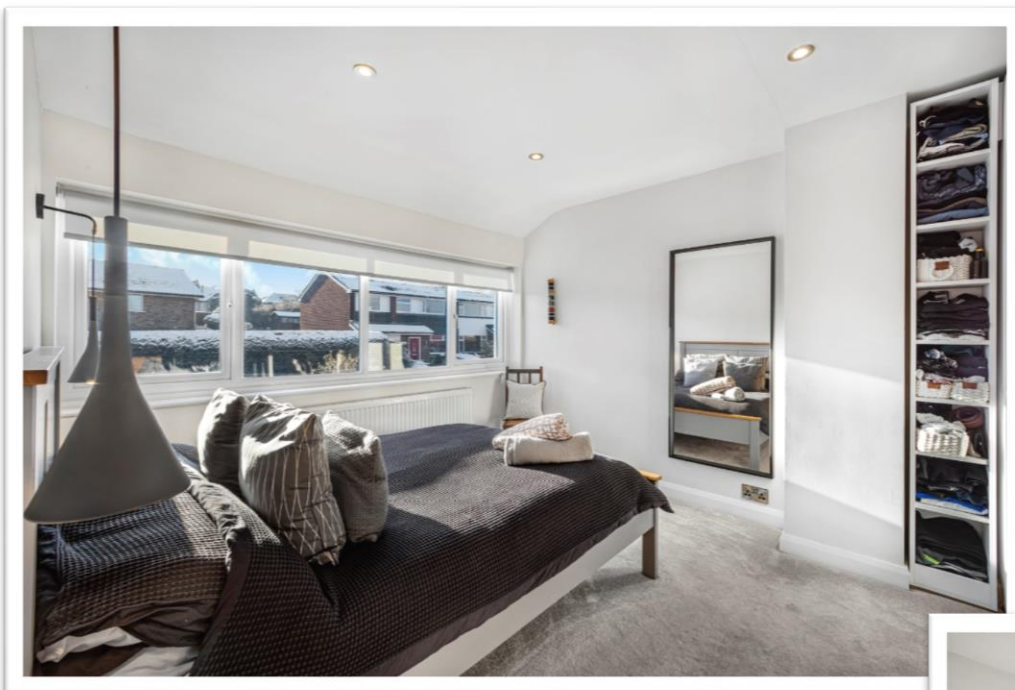
As you approach this property, there is a welcoming storm porch with oak beams and detailed ceiling cladding. As you enter the hallway, you are greeted with Herringbone flooring which then continues to flow to the majority of the ground floor areas. To the left of the hallway, there is a cosy lounge which features multi-fuel burner and showcases bespoke carpentry with alcove fitted units to either side, painted in Farrow & Ball Railings. Leading off the hallway, there is a dedicated study which is the perfect space for working from home and a glamorous downstairs wc/utility area. The heart of this home is the open plan dining kitchen, a high-quality space, with quartz worktops, integrated appliances and a charming additional sitting area and benefits from double doors leading out onto the landscaped decking area and outdoor kitchen.





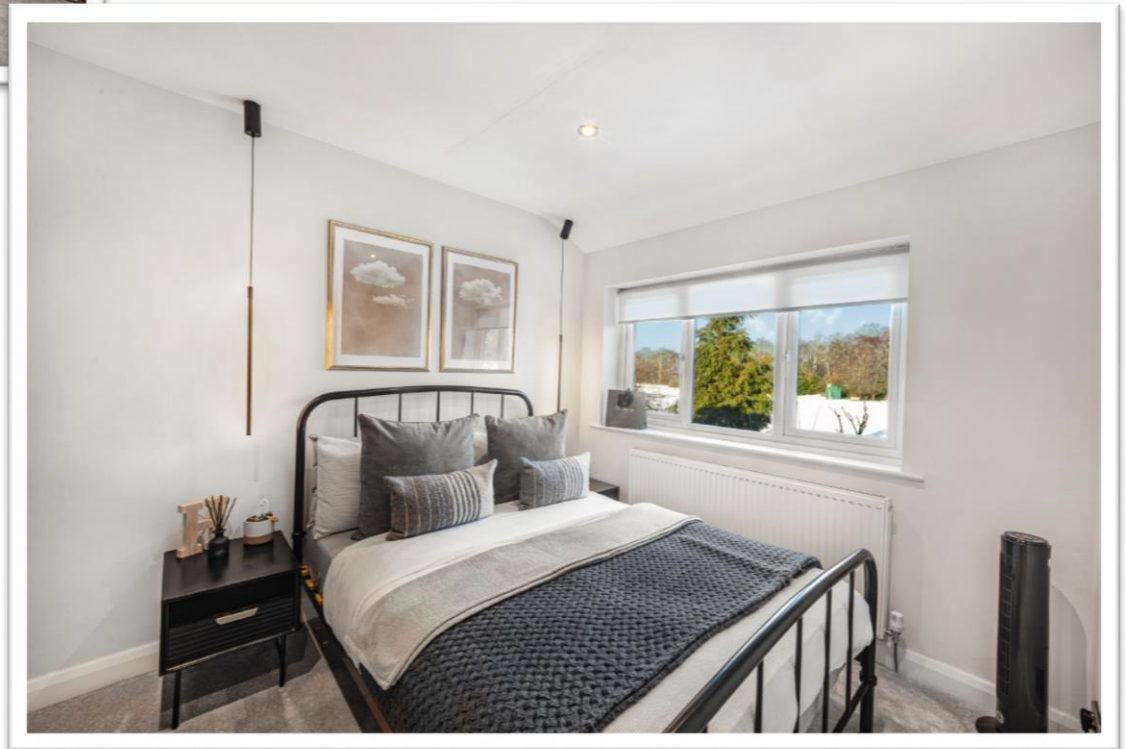
- Immaculately presented 3 bedroom semi detached family home
 - Meticulously modernised with incredible attention to detail
 - Creating a 'turnkey' home ready to move into & enjoy
- Beautiful lounge with bespoke, handcrafted cabinets & feature multi-fuel burner
 - Herringbone flooring throughout
- Brand new windows, rewire & new plumbing system
 - Stylish bathroom with feature black finishes
 - Private, tranquil garden with open rear aspect
 - Close to railway station & local amenities
- Secure, block paved driveway + landscaped rear garden with feature pergola and outdoor kitchen





Leading from the landing...

There is beautifully crafted oak handrail and spindles which beautifully compliment the internal doors. To the front of the home, the third bedroom and principle bedroom can be found, bedroom one is fitted with quality fitted wardrobes. Bedroom two is positioned to the rear and also benefits from fitted wardrobes. The luxurious bathroom features black fittings creating a sleek and stylish sanctuary. There is also loft access which has electricity, is boarded and insulated.





Outside and to the front...

There is a recently relaid block paved secure driveway for 2 cars with electric supply for a car charging port. To the rear, there is a beautifully landscaped garden with decking area and 10' 3" x 9' 4" pergola which is the perfect area to enjoy all year round and outdoor kitchen with hot and cold water supply. Open rear aspect overlooking fields offers the ultimate privacy and tranquillity. This home benefits from brand new windows, a full rewire with premium sockets and fittings and new plumbing system. This property really does offer it all.

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.

POST CODE: **SK12 1HH**

TENURE: **FREEHOLD**

ENERGY PERFORMANCE CERTIFICATE: **TBC**

COUNCIL TAX BAND: **C**

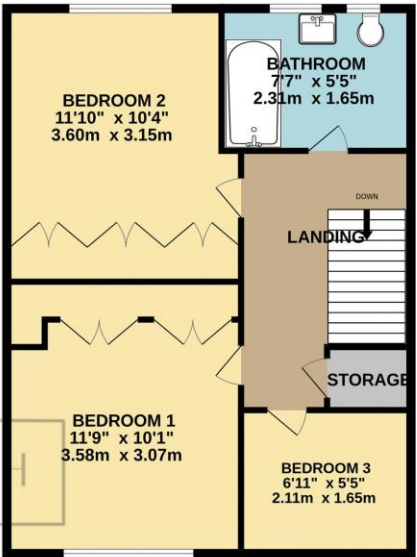
SERVICES (NOT TESTED): **All mains services are connected to the property.**

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: 12 Deva Close, Poynton, Cheshire, SK12 1HH

From Poynton village, head out on Chester Road, going over Poynton Railway bridge and taking the 2nd right hand turning onto Deva Close. The property will be situated on the right hand side where driveway or street parking is available.

WHAT3WORDS:

///taxi.anyone.month

TO VIEW:

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

