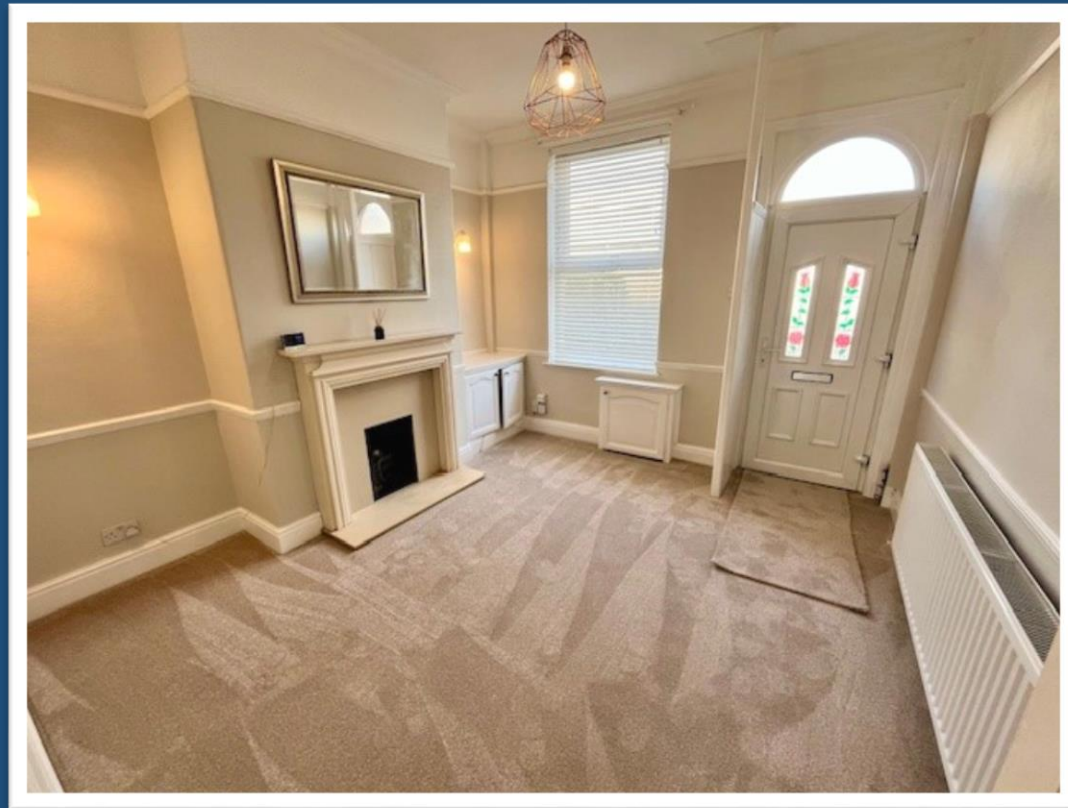




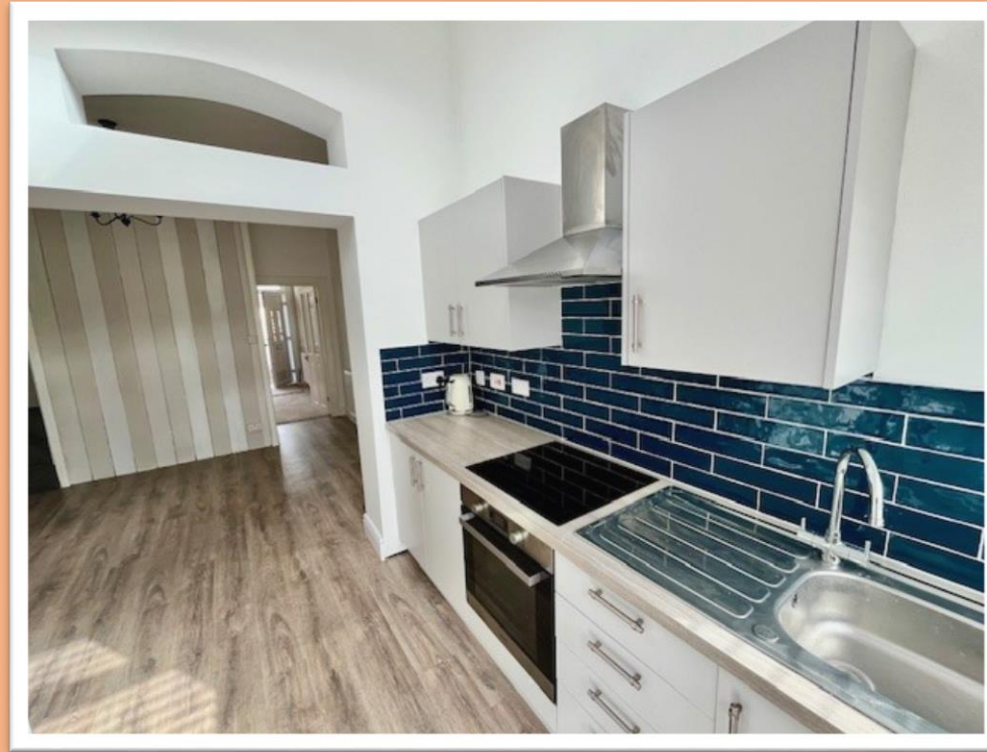
Welcome to

116 Park Lane, Poynton, Cheshire, SK12 1RG



Nestled in the heart of Poynton village, this delightful two-bedroom terraced cottage offers the perfect blend of modern living, comfort and convenience. Positioned just moments away from local amenities, Railway Station and charming shops, this property provides an ideal location for those seeking both a peaceful retreat and easy access to everyday essentials. As you step inside, you are immediately greeted by a cosy and inviting lounge with newly fitted carpets creating the perfect space to unwind after a long day. This lounge is complemented by a beautiful feature fireplace, adding a touch of character and warmth. Following through to a separate dining room which open into a modern, well equipped kitchen offering everything you need for home cooking, with ample storage and countertop space. From the kitchen, an internal hallway leads to a well sized bathroom.





- Charming 2-bedroom terraced cottage
- Situated in the heart of Poynton village & close to amenities
- Perfect blend of comfort, convenience and traditional appeal
 - Separate dining room & modern kitchen
 - Well fitted bathroom/wc
 - 2 generous bedrooms
 - Driveway parking to the rear
 - Tranquil, South facing rear garden
- Desirable home which is well worth a closer inspection
 - No onward chain



Upstairs and leading from the landing...

The property offers two generously sized bedrooms. The principle bedroom can be found to the front and enjoys lovely outlook and plenty of natural light creating the perfect peaceful retreat. The second bedroom, located to the rear is also well sized and offers great flexibility whether used for a growing family, guest bedroom or home office.





Outside...

One of the stand out features of this home is its private, South facing rear garden. This tranquil space is perfect for enjoying sunny afternoons, entertaining or simply unwinding after a busy day. The garden offers a wonderful opportunity to personalise the outdoor space and make it your own haven. Additionally, the property benefits from off road parking to the rear. Offered with no onward chain.

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.



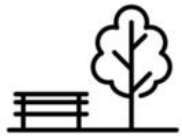
Schools?

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		84 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

POST CODE: **SK12 1RG**

TENURE: **FREEHOLD**

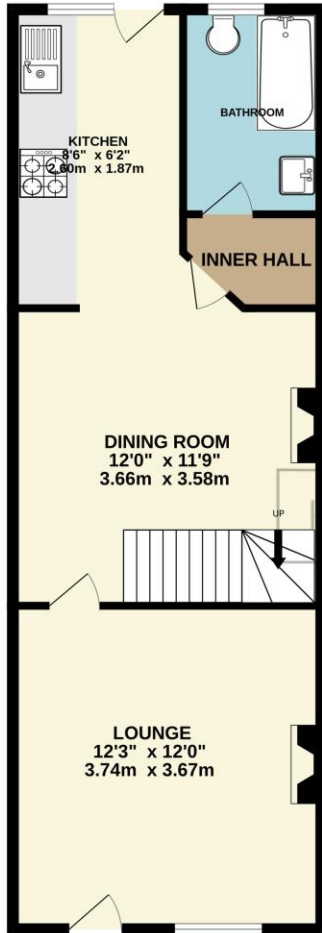
ENERGY PERFORMANCE CERTIFICATE: **D**

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



DIRECTIONS: 116 Park Lane, Poynton, Cheshire, SK12 1RG

From Poynton village, head out along Park Lane and the property is located across the road from Waitrose. Parking can be found to the rear.

WHAT3WORDS:

///saddens.situated.dispensed

TO VIEW:

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

