



EST. 2003

RICHARD LOWTH  
- CHESHIRE -

*Welcome to*

1 Lyme View Place, Poynton, Cheshire, SK12 1AB

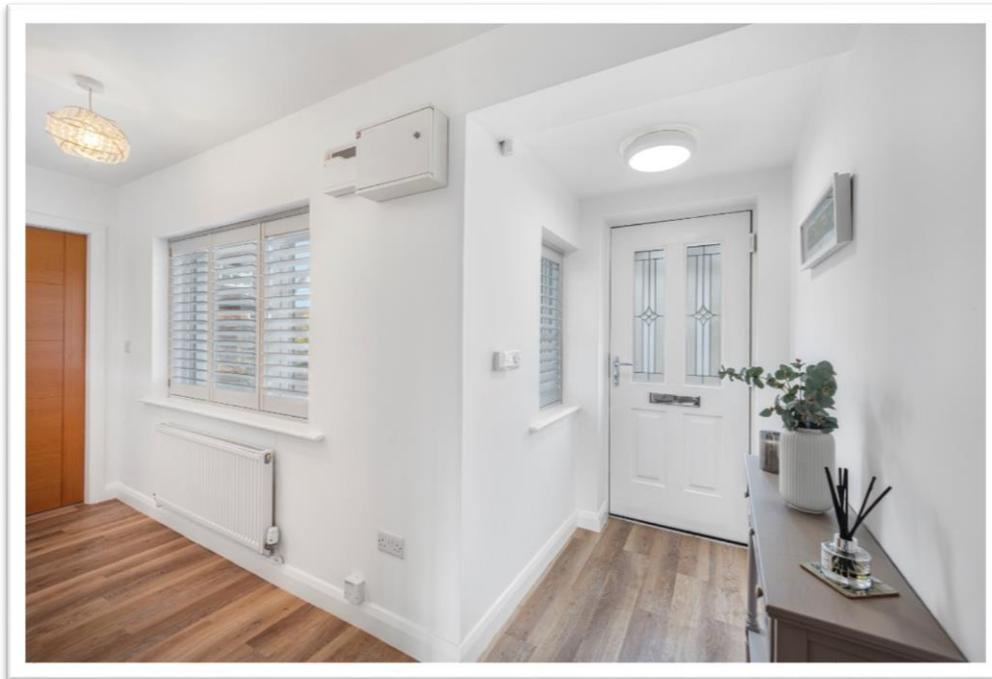


Welcome to Lyme View place, this beautifully refurbished 2-bedroom semi detached bungalow nestled within a secure, electronically gated development. Step inside to discover a welcome entrance hallway with newly installed wood style flooring which conveniently leads throughout the main living areas of the home. Contemporary kitchen featuring sleek grey cabinets paired with stunning white quartz worktops, creating a stylish and practical space for cooking and entertaining. Leading through to the spacious lounge which truly is the highlight of this home, boasting vaulted ceiling that floods the room with natural light, complemented by double doors with feature plantation shutters that open up onto the private garden.





- Nestled within secure, gated development
- Lounge with vaulted ceiling & bi-fold doors
  - Modern kitchen with quartz worktops
- 2 well proportioned bedrooms with fitted wardrobes
- New flooring throughout - perfect for maintenance
  - Modern living, style & privacy
  - Parking provided for 2 cars
- Courtyard garden + shed with electricity
- Convenient location for amenities
- Perfect home - book your viewing today!





*To the side of the property...*

There are 2 spacious bedrooms, the master bed being positioned to the front with featured built in mirrored wardrobes and the 2<sup>nd</sup> being to the rear. The bungalow also features a high end shower room with walk-in shower enclosure, offering a touch of luxury. Located in the hallway, the loft hatch can be found which is boarded and provides ample storage.





### *Outside...*

The South facing courtyard style garden offers a tranquil retreat with all day sun, fencing and bamboo screening for the ultimate privacy and canopy with outside heater which is perfect to enjoy all year round. There is a convenient shed with electricity which provides additional storage. The property is set behind double gates which are electronically controlled and off road parking for 2 cars. The bungalow 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.



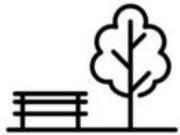
### Schools?

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

POST CODE: **SK12 1AB**

TENURE: **FREEHOLD**

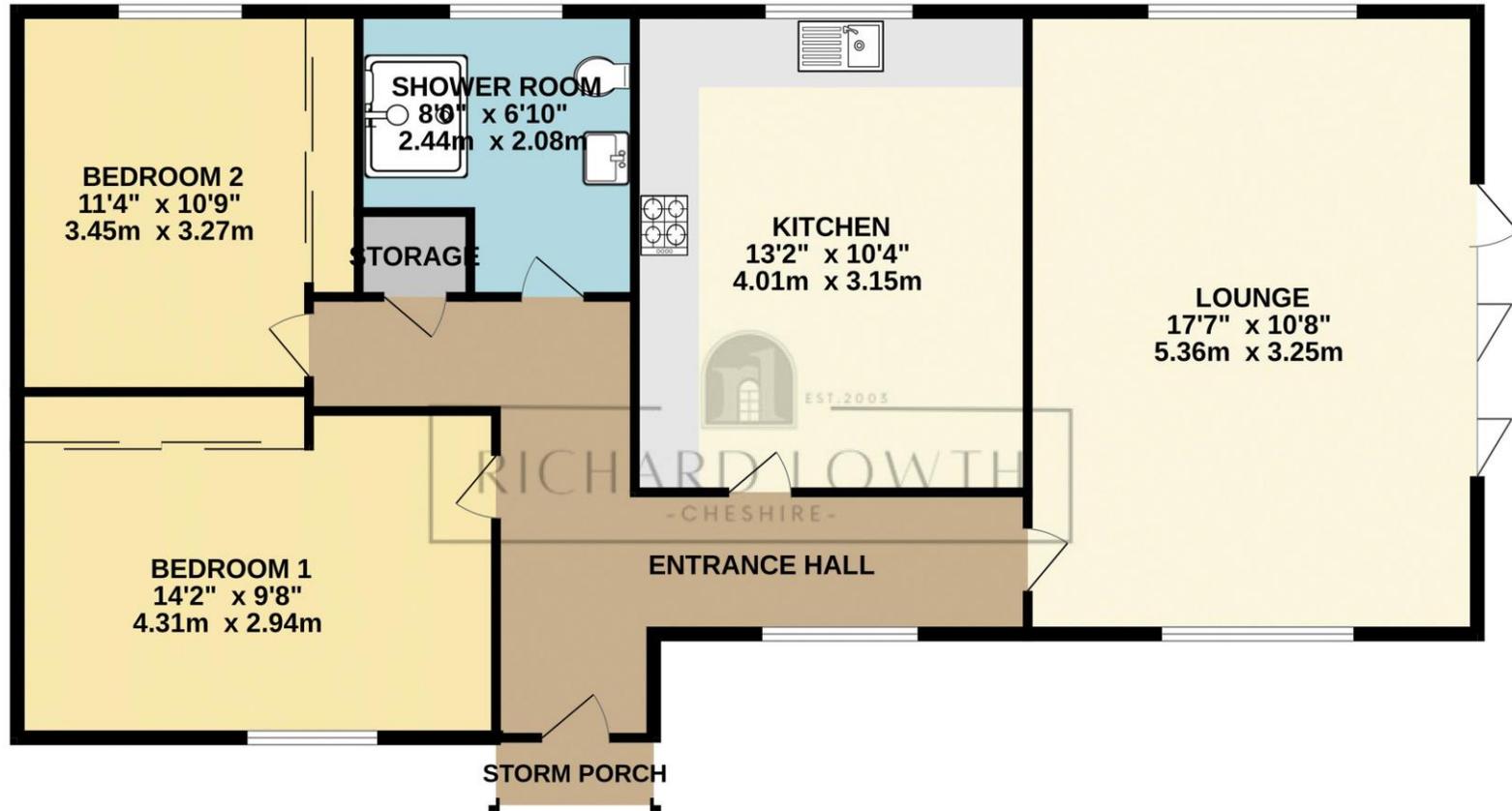
ENERGY PERFORMANCE CERTIFICATE: **C**

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



## DIRECTIONS: 1 Lyme View Place, Poynton, SK12 1AB

From Poynton village, head out on London Road South going straight on at the small roundabout and continuing along this road. Lyme View Place will be found quickly on your left hand side where private gates and entrance will be found which lead to off street parking.

WHAT3WORDS:

///clown.patch.times

**TO VIEW:**

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

