



EST. 2003

RICHARD LOWTH  
- CHESHIRE -



*Welcome to*

Westfield, Woodford Road, Poynton, Cheshire, SK12 1ED



Welcome to this beautifully renovated and extended 1930's semi-detached family home with large rear garden and nicely positioned in a quiet, sought-after location on the border of Poynton/Woodford/Hazel Grove. This 3-bedroom property offers thoughtful design and has been thoroughly updated, providing spacious living areas, high-quality finishes and an inviting atmosphere, making it the perfect place to call home. As you enter the property you will notice this home benefits from newly installed windows and feature front door, which in turn leads through to the rear kitchen and family areas, giving the ultimate low-maintenance convenience. The heart of this home is the impressive open-plan living/dining kitchen which has been extended and designed to cater to family life and modern entertaining. This space is flooded with natural light thanks to the stunning bi-fold doors which leads out and features roof lantern that creates a sense of openness and tranquillity. Modern kitchen cabinets offer ample storage and high-quality appliances (all with 5 year warranties). A cosy front living room offers the ideal spot to unwind with its modern feature fireplace and living flame effect electric fire, along with stylish downstairs washroom/wc.







- Well planned and extended semi-detached home
  - 3-bedroom 1930s traditional property
- Great position on the border of Poynton/Woodford/Hazel Grove
  - Lounge with modern feature fireplace
  - Stylish bath/shower/wc with walk-in enclosure
- Open plan living/dining kitchen with bi-fold & roof lantern
  - Large rear garden with open field aspect
- Set behind grass verge in a highly sought after location
  - Driveway Parking + Carport with electric roller door
    - No Onward Chain





*To the first floor and leading from the landing...*

This home offers three-generously sized bedrooms, each offering a peaceful retreat whether you need space for a growing family, guest room or a home office. This modern family bathroom has been designed with style and functionality in mind, featuring a luxurious walk-in shower enclosure and contemporary fixtures.







### *Outside...*

This property can be found set back from the road and behind grass verges, offering a sense of privacy and peace, along with off-road driveway parking which leads to a carport that has an electric roller door. The large garden at the rear is the ideal space for children to play, outdoor dining or simply enjoying the fresh air, with the added bonus of an open field aspect that gives this property a lovely rural feel. Throughout the home benefits from brand new carpet and flooring which have been fittest to the highest standard, adding a fresh contemporary feel to every room. This property is 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		
69-80	C		75 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

POST CODE: **SK12 1PA**

TENURE: **FREEHOLD**

ENERGY PERFORMANCE CERTIFICATE: **D**

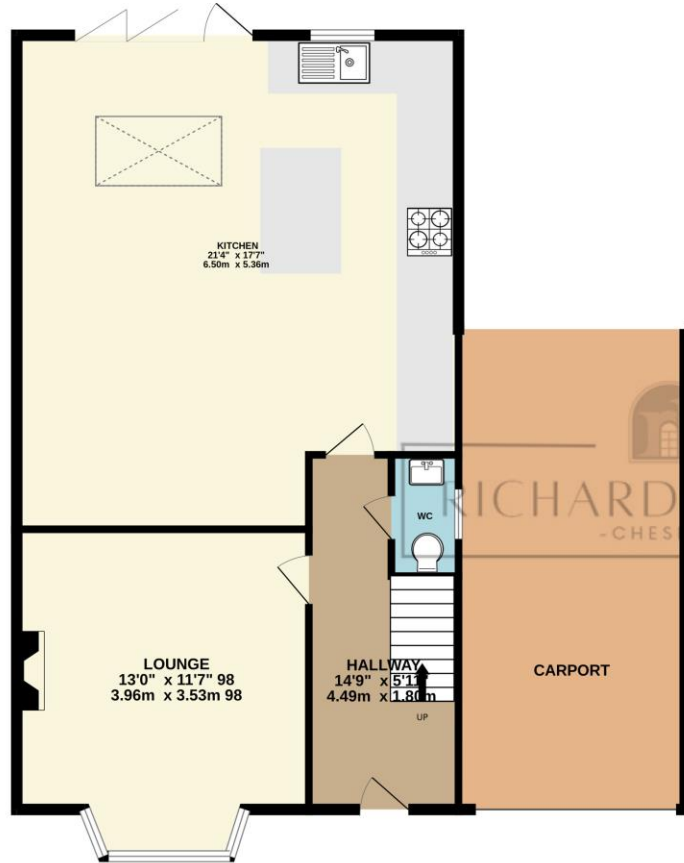
COUNCIL TAX BAND: **D**

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

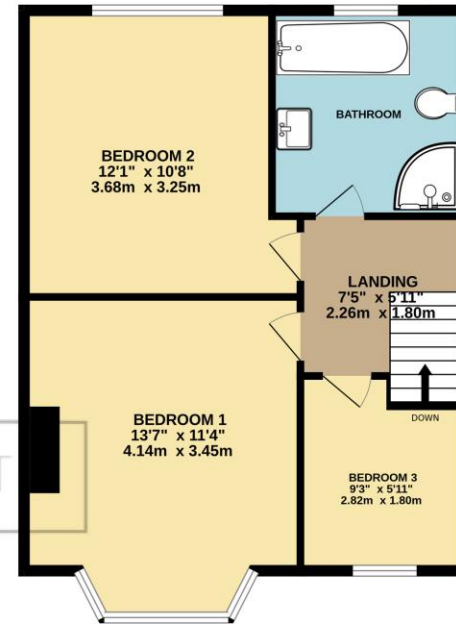
LOCAL AUTHORITY: **Cheshire East Council**. For further information, please use:  
<https://www.cheshireeast.gov.uk/home.aspx>



GROUND FLOOR



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.  
Made with Metropix ©2025



## DIRECTIONS: Westfield, Woodford Road, Poynton, Cheshire, SK12 1ED

From Poynton village, head out along Chester Road, going over the railway bridge and taking the 4<sup>th</sup> right hand turning onto Woodford Road. Continue along and the property will be found on your right hand side where off road parking is provided.

WHAT3WORDS:  
///shift.cube.tunnel

### TO VIEW:

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

