

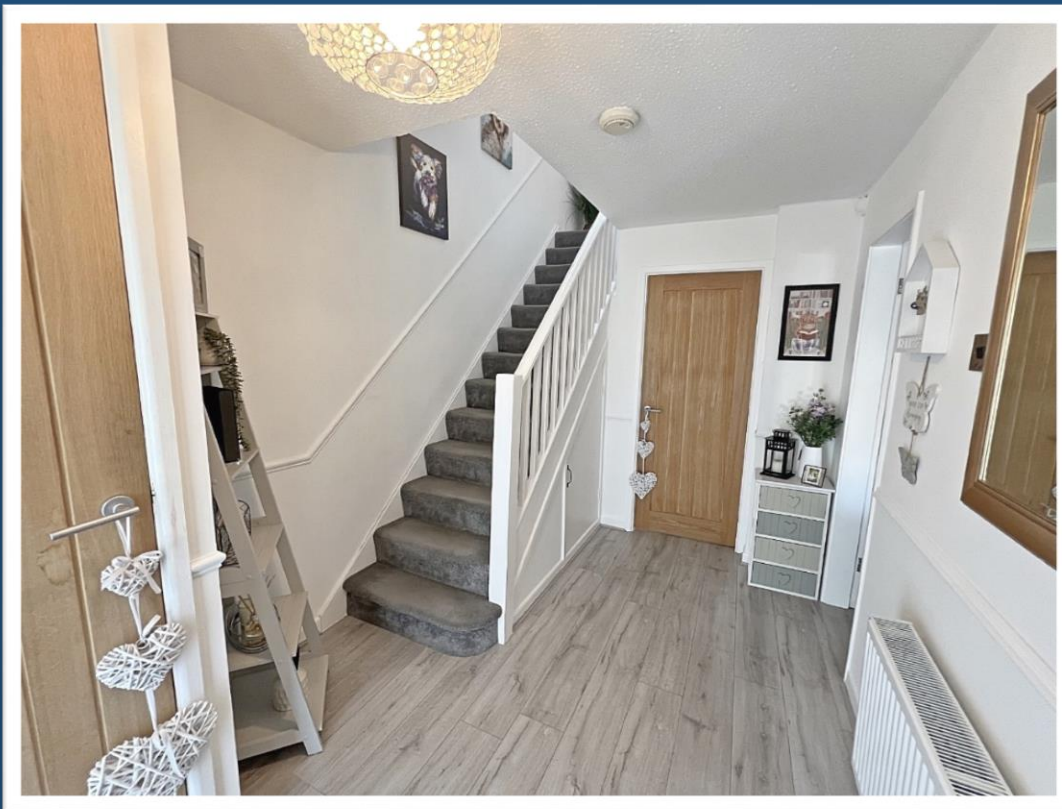


EST. 2003

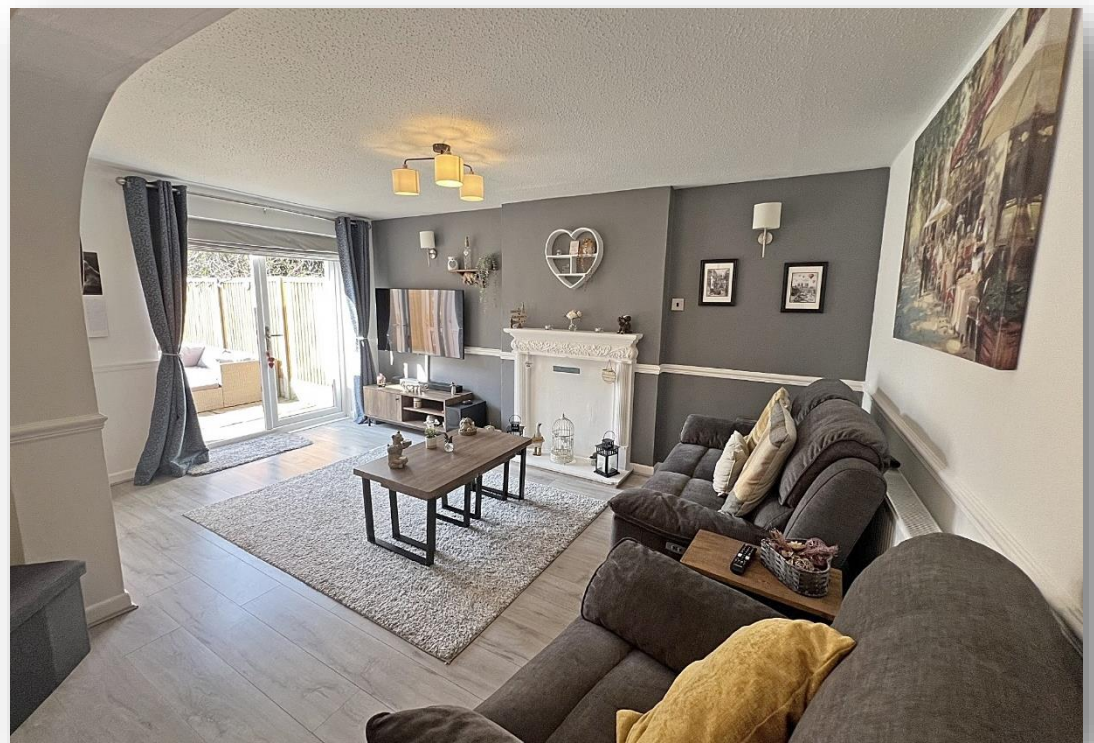
RICHARD LOWTH
- CHESHIRE -

Welcome to

26 Mallard Crescent, Poynton, Cheshire, SK12 1HT



Welcome to this beautifully presented and enlarged 3-bedroom semi-detached property, located in a highly sought-after area, being just a stone's throw away from the well regarded Lower Park Primary School and local amenities. From the moment you step into this home, you're greeted by a harmonious blend of modern comfort and practical family living starting with a storm porch and spacious, welcoming hallway with handy storage cupboard and stunning wooden flooring which flows seamlessly throughout the downstairs space. The generous lounge is an ideal spot to relax and unwind, offering a comfortable space for everyday living and just across the way, the open plan dining/living room is a fantastic space for entertaining with double doors leading directly out to the rear garden. The kitchen features sleek black tiled flooring and white gloss cabinets which gives a fresh and contemporary feel and provides ample storage and countertop space.





- Stunning 3-bedroom semi detached
- Offering harmonious blend of modern comfort and practical family living
 - Stylish bathroom/wc with black fixtures
 - Open plan living/dining room
 - Kitchen with white gloss cabinets
 - Well regarded location close to Primary School
 - Large entrance hallway
 - Driveway parking for 2 cars
 - Easily maintained rear garden
- Brand new central heating system & UPVC double glazing throughout



As you move upstairs...

You'll find a large landing area leading to three well-sized bedrooms. Both bedroom one and two benefit from wooden flooring, adding a warmth and timeless charm and useful wardrobe space. Bedroom three, found to the front of the property, has been thoughtfully enlarged by the current owner, making it a wonderful, spacious room that could be used as a guest bedroom or home office, along with brand new carpet ensuring comfort and modern appeal. The family bathroom is a real highlight and has been designed with modern aesthetics in mind, featuring striking black fixtures and beautiful grey tiles to both floor and walls. The bathroom is both practical and stylish, making it the perfect space to enjoy after a busy day. The home is finished with stylish, contemporary wooden doors throughout and every corner exudes quality and attention to detail.





Outside...

the property benefits from driveway parking for 2 cars and the rear garden is easily maintained, offering a lovely patio area, perfect for outdoor dining or simply enjoying the sunshine. The additional of astroturf ensures the garden is both practical and attractive, providing lush, green space with minimum upkeep. This property also benefits from brand new central heating system and UPVC double glazing throughout. Whether you're a growing family, a professional couple or someone looking for a low-maintenance home, this property offers everything you need and more.

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		88 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

POST CODE: **SK12 1HT**

TENURE: **LEASEHOLD**

ENERGY PERFORMANCE CERTIFICATE: **C**

COUNCIL TAX BAND: **C**

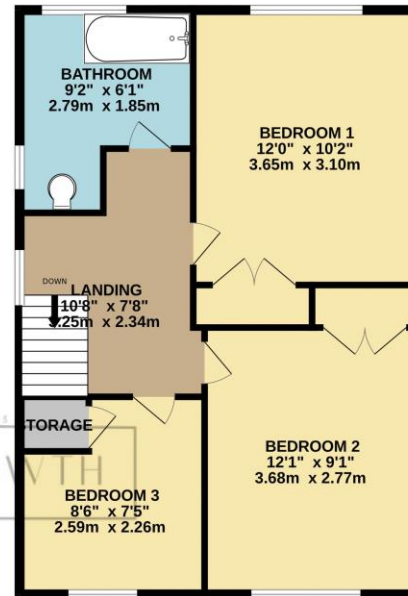
SERVICES (NOT TESTED): All mains services are connected to the property.

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

GROUND FLOOR



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: 26 Mallard Crescent, Poynton, Cheshire, SK12 1HT

From Poynton village, head out along Chester Road, going over Poynton Railway bridge and take the second turning on your left hand side, turning onto Tern Drive. At the T-junction, turn left onto Mallard Crescent and follow the road round. The property will be located on your right hand side where driveway or street parking is provided.

WHAT3WORDS:

[///stores.mobile.item](https://www.what3words.com/en/3stores/mobile/item)

TO VIEW:

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

