



Welcome to

336 Park Lane, Poynton, Cheshire, SK12 1RL



A charming 2-bedroom, end cottage which has been beautifully updated throughout and is a short walk from Poynton village centre. This delightful property offers the perfect blend of modern improvements and traditional charm, being thoughtfully improved throughout and boasts spacious living accommodation with stylish finishes.

As you approach, you're greeted by a quaint and private setting, with a raised entrance being nicely set away from the road. Entering through the front door, you step into its cosy lounge, a bright and welcoming space with newly fitted carpet which complements the neutral décor. This room features a beautiful feature fireplace and period oak beams across the ceiling which gives a lovely cottage charm. Adjacent to the lounge is the kitchen, a delightful space that has been thoughtfully updated to offer both style and practicality with sage green cabinets and sleek black worktops. This space offers a contemporary look with a cottage twist. Integrated appliances add to the modern appeal, and the cottage-style internal doors continue throughout this home. The bathroom is also conveniently located on the ground floor and is a generous size.





- Nicely improved and updated end terraced cottage
 - Great position with car parking
 - Good sized rear garden
 - Comfortable living sized room
 - Modern fitted kitchen
 - Well appointed bathroom
 - 2 double bedrooms
 - Tastefully presented throughout
- Easy walk to the village and lovely walks close by
 - No onward chain

Upstairs...

this home continues to impress with two well-proportioned bedrooms. Bedroom one, located to the front, benefits from a light and airy atmosphere and boasts a decorative feature fireplace and has been re-carpeted. With space for a couple or king size bed and additional furniture, this room offers the perfect retreat to unwind after a long day. Bedroom two, situated at the rear, is another spacious room, equally ideal for family, guests or as a home office. This room has also been re-carpeted and provides a peaceful, private setting with pleasant views over the garden.





Outside...

the rear garden, you'll find is private and well maintained, offering the perfect outdoor space to relax or entertain. There is a lovely patio area which is perfect for dining, enjoying the sunshine or simply unwinding in a peaceful setting. There is off-road parking provided which can be found to the side. This property is offered with no onward chain is a fantastic opportunity to acquire a beautifully updated, character home in one of Poynton's most sought-after areas.

MORE TO EXPLORE

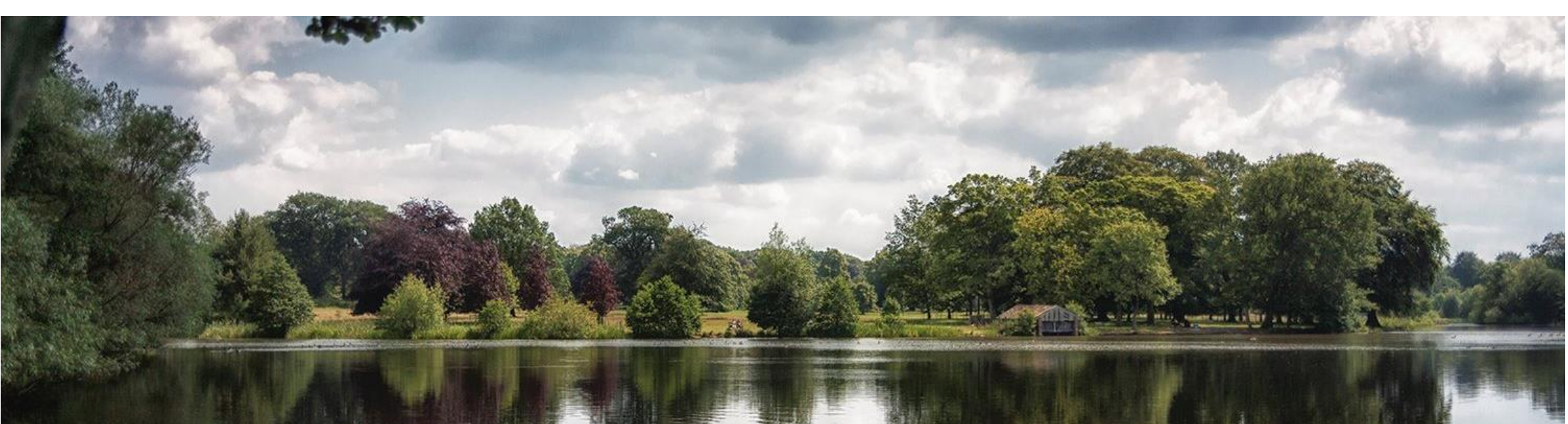
Poynton Village is a vibrant, historic community nestled in the heart of Cheshire, ideally situated between Stockport and Macclesfield. With roots tracing back to the coal mining industry that once defined the area, Poynton has since evolved into a lively and attractive village that seamlessly combines 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		83 B
69-80	C		
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

POST CODE: **SK12 1RL**

TENURE: **FREEHOLD**

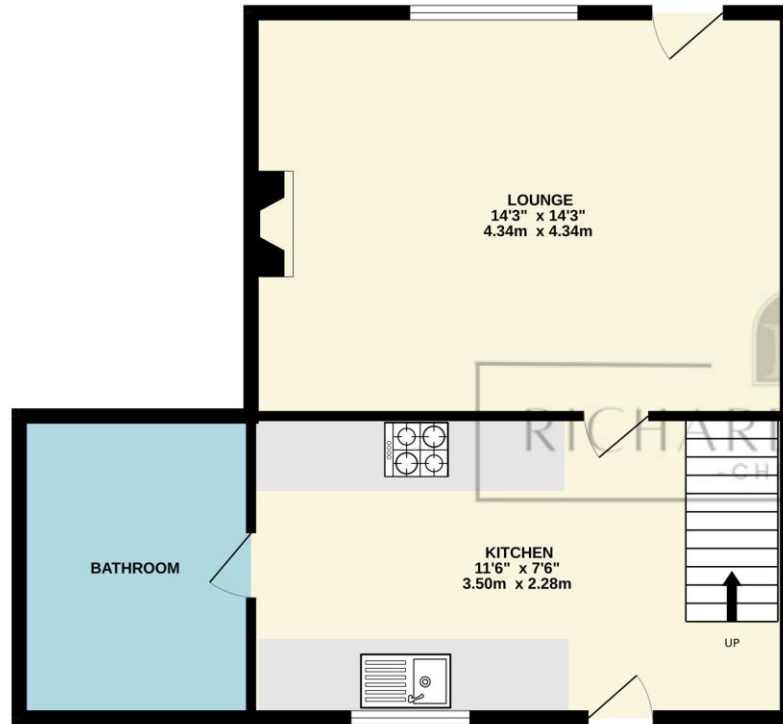
ENERGY PERFORMANCE CERTIFICATE: **D**

COUNCIL TAX BAND: **C**

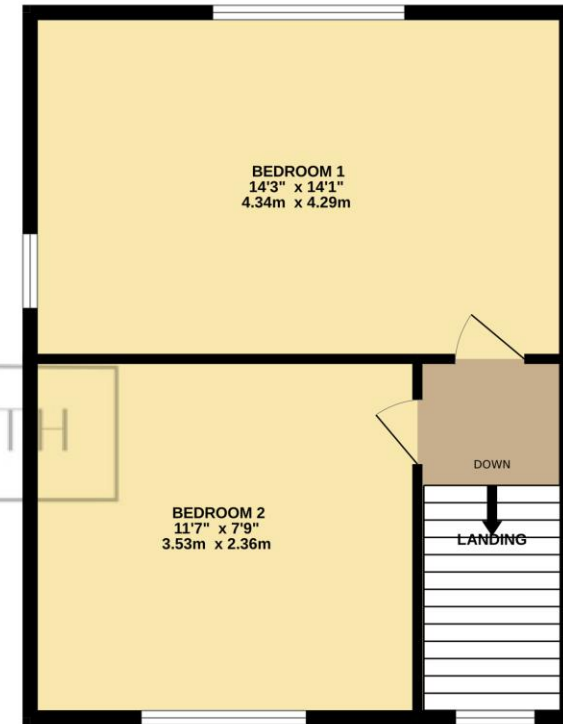
SERVICES (NOT TESTED): All mains services are connected to the property.

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

GROUND FLOOR



1ST FLOOR



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: 336 Park Lane, Poynton, Cheshire, SK12 1RJ

From Poynton village, head out along Park Lane, passing Waitrose and the property will be found on your right hand side.

WHAT3WORDS:

///corrosive.auctioned.duties

TO VIEW:

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

