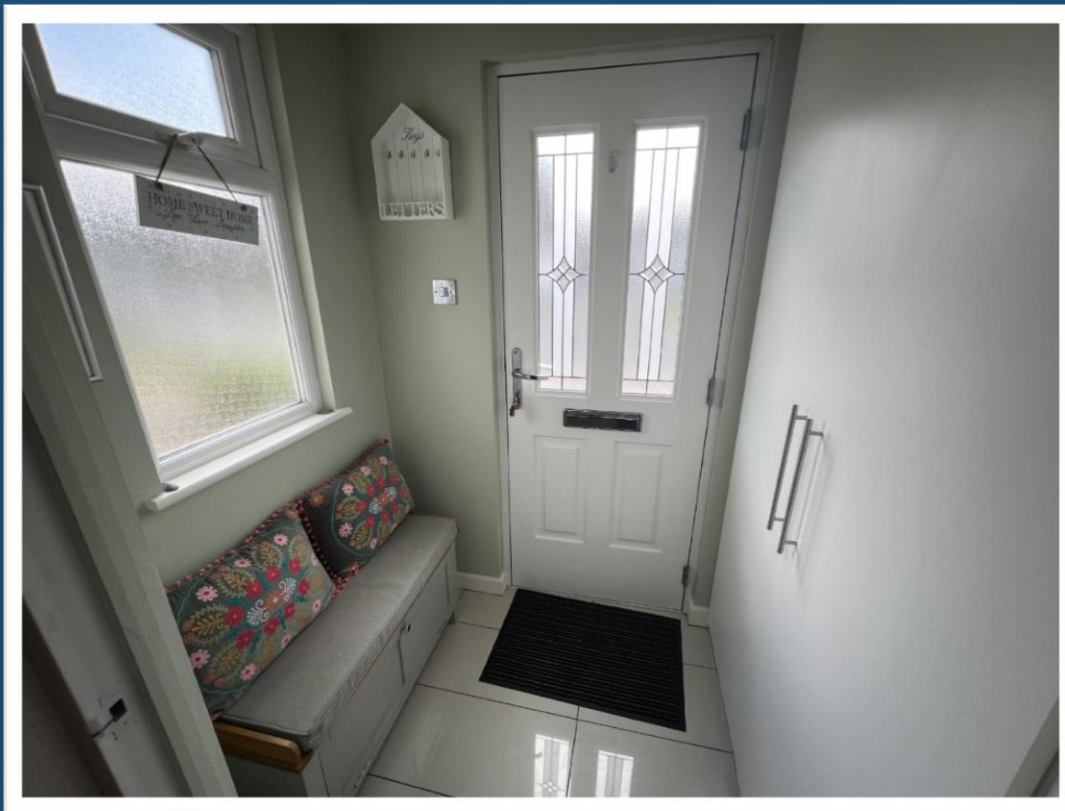




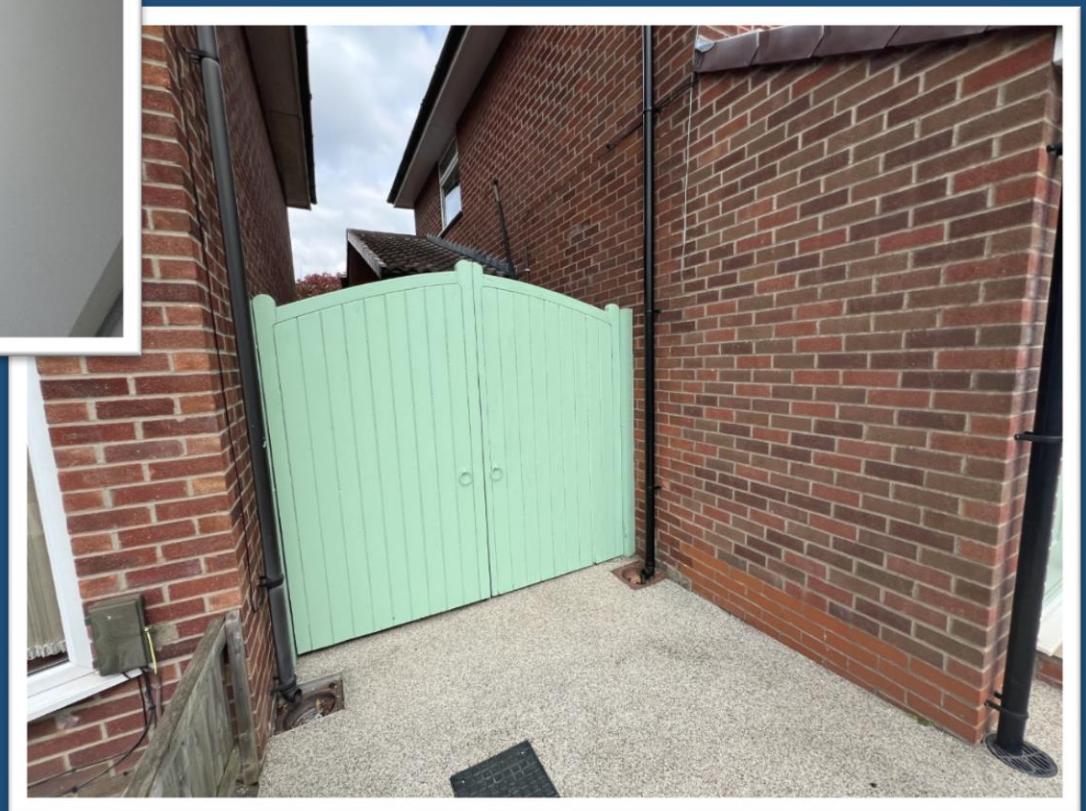
EST. 2003

RICHARD LOWTH
- CHESHIRE -



Welcome to

117 Mallard Crescent, Poynton, Cheshire, SK12 1XG



Nicely positioned on a well-regarded and sought-after residential estate, this beautifully presented 3-bedroom detached family home offers a perfect balance of style, comfort and convenience. With a thoughtfully extended layout, light-filled living space and a tasteful modern style throughout, this home is ideal for those looking to settle in a welcome community with easy access to excellent local schools, transport links and amenities. From the moment you arrive, this home's strong kerb appeal sets the tone with a freshly relaid resin driveway and stylish front door with matching double gates, creating an elegant and secure entrance.

Step through the entrance porch, with built-in storage being a practical addition for coats, shoes and everyday essentials. This then leads through to a bright and airy lounge, this space being beautifully finished with plantation shutters and a feature multi-fuel log fireplace creating a cosy, yet contemporary atmosphere. Wooden flooring flows throughout the downstairs space, making it perfect for maintaining. The rear area is particularly impressive being the heart of this home, having been extended into an open-plan dining kitchen which has been finished to a high standard. This space has been cleverly designed for both day-to-day living and hosting in mind, featuring white cabinets with luxurious white quartz worktops, Belfast sink with chrome taps and fixtures and a breakfast bar. Double doors lead directly out to the decked patio area. To this side, the extension has been designed to also include a spacious wc and well-equipped utility room, being nicely tucked away and ideal for modern family living.





- Beautifully presented 3-bedroom detached
- Thoughtfully extended with tasteful modern interior
- Easy access to excellent local Primary School & railway links
- Strong kerb appeal with resin driveway & composite front door
- Lovely lounge with multi fuel burner & plantation shutters
- Open plan dining kitchen with patio doors leading out
 - Downstairs washroom & utility room
 - Bed 1 & 2 with fitted wardrobes
 - Private rear garden
 - Bathroom with underfloor heating





Upstairs...

And leading from the carpeted landing, there are three well proportioned bedrooms and a modern family bathroom. Bedroom one, is located at the front and benefits from fitted wardrobes for seamless storage and plantation shutters. Bedroom two, also with fitted wardrobes and plantation shutters is currently used with a single bed but could easily accommodate a double bed with simple reconfiguration. Bedroom three, being found to the front, is currently used as a home office, but would easily serve as a nursery or guest bedroom. The modern bathroom benefits from underfloor heating and is well appointed with an 'L' shaped fitted bath with overhead shower, contemporary tiling and sleek fixtures.





Outside...

The rear garden has been designed with low maintenance and maximum enjoyment in mind. Featuring a decked patio area and astrotruf lawn, it's an ideal area for children to play or for hosting friends and family, benefitting from being private and enclosed which offers peace of mind and a lovely outdoor retreat. A discreet allocated bin area adds practicality without compromising on aesthetics.

This home is moments away from the highly-regarded Lostock Hall Primary School and a short distance from Poynton Railway Station and village local amenities making it ideal for commuters. A personalised visit is highly recommended to appreciate all this home has to offer.

MORE TO EXPLORE

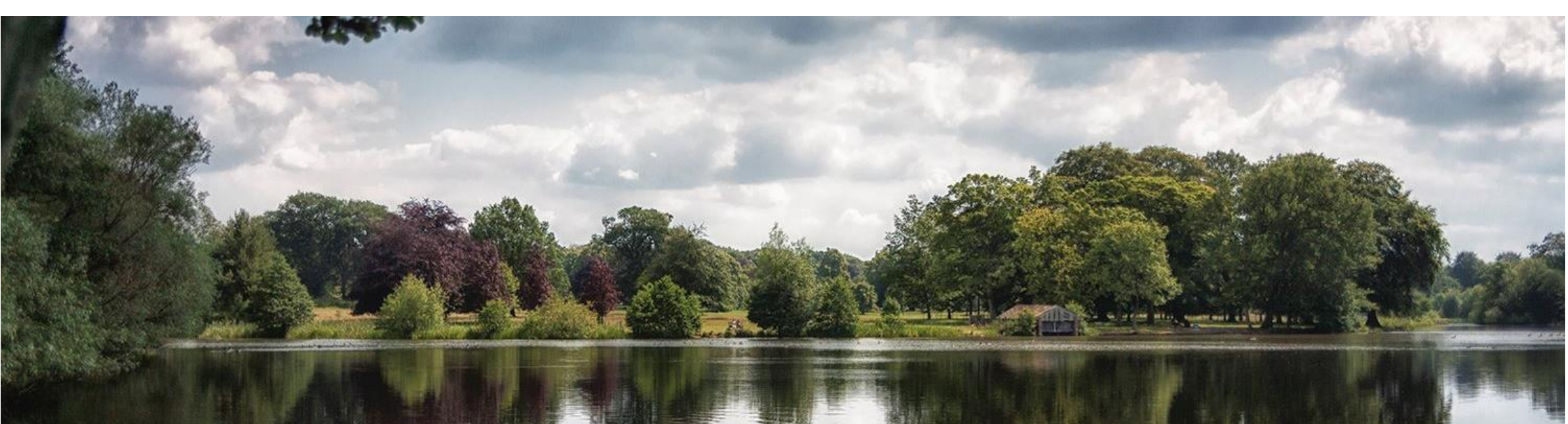
Poynton Village is a vibrant, historic community nestled in the heart of Cheshire, ideally situated between Stockport and Macclesfield. With roots tracing back to the coal mining industry that once defined the area, Poynton has since evolved into a lively and attractive village that seamlessly combines 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	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

POST CODE: **SK12 1XG**

TENURE: **FREEHOLD**

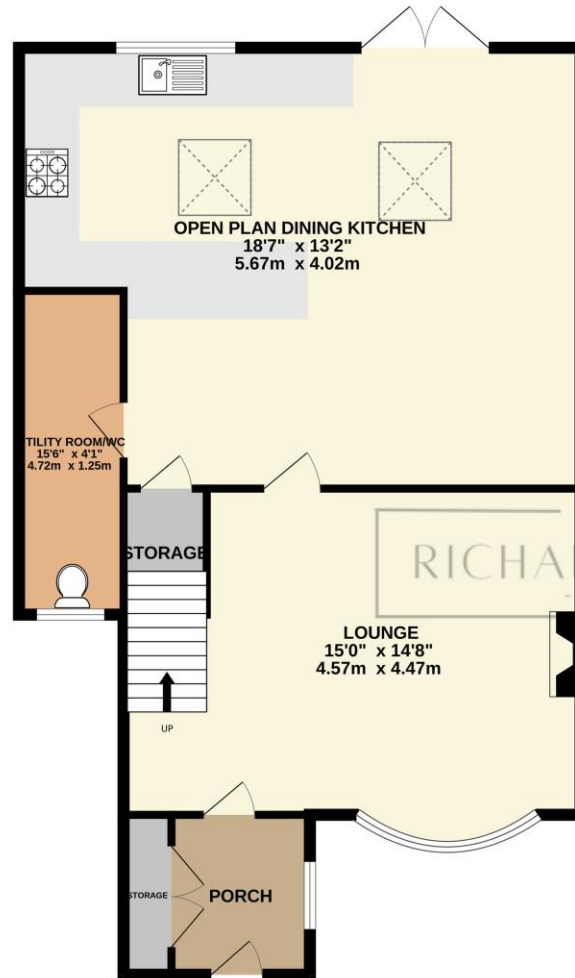
ENERGY PERFORMANCE CERTIFICATE: **C**

COUNCIL TAX BAND: **C**

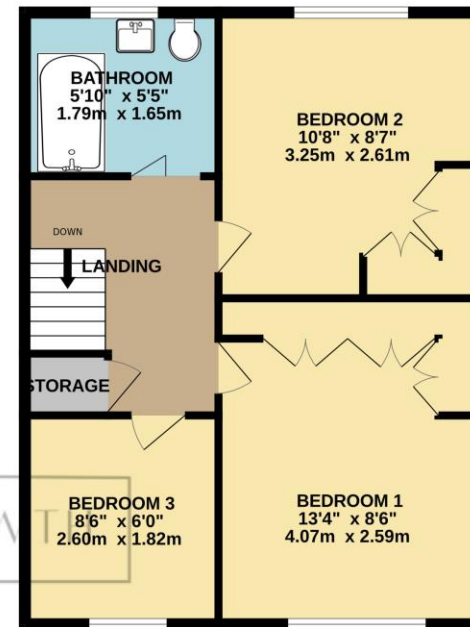
SERVICES (NOT TESTED): All mains services are connected to the property.

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

GROUND FLOOR



1ST FLOOR



DIRECTIONS: 117 Mallard Crescent, Poynton, Cheshire, SK12 1XG

From Poynton village, head out along Chester Road, going over the bridge for Poynton Railway Station. Turn left into Tern Drive and at the T-junction, turn right onto Mallard Crescent. The property will be located on your right hand side where driveway parking will be provided.

WHAT3WORDS:
///purple.dusty.wiring

TO VIEW:

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



