



Welcome to

14 Clifford Road, Poynton, Cheshire, SK12 1HY



Welcome to this exceptional 1930's, extended detached family home positioned in a prime village location and offering a rare opportunity to acquire a characterful property brimming with space, charm and potential. Conveniently located just moments way from the village centre and railway station, this home blends timeless period elegance with practical family living across a generous plot. As you enter through the enclosed porch and into the welcoming entrance hallway, you are imminently struck by the sense of space and light that continues throughout this home. With built-in storage and classic features, the hallway sets the tone for this warm and inviting property. To the front, there is a formal dining room which features bay window and is the perfect space for entertaining or enjoying family dinners. The extended lounge, which flows seamlessly into the separate sitting room, offers tranquil space overlooking the garden. The open-plan breakfast kitchen is well equipped with quality fitted cabinets with French doors leading out. There is a useful utility room and downstairs washroom/wc. This property benefits from a dedicated study.





- Exceptional 1930's detached family home
 - Prime location, convenient for railway station, shops, schools and village centre
- Great plot, delightful gardens and possible future development potential (subject to planning permission)
 - Spacious dining room, lounge and separate sitting room
 - Open plan breakfast kitchen
 - Dedicated study
 - Stylish bathroom/wc with walk in enclosure
 - 3 generous bedrooms - bed 2 with ensuite shower room/wc
 - Beautiful garden to front & rear
 - Large garage accessed from Brookfield Avenue





Upstairs...

The elegant staircase features an ornate wrought-iron banister and leads to a bright first floor landing area. There are three generous bedrooms, the principle bedroom being positioned at the front, enjoys a charming bay window and views over the mature front garden. The second bedroom overlooks the rear garden, while the third benefits from stylish en-suite shower room/wc making it perfect for guests or older children. There is a contemporary main bathroom with walk-in shower enclosure and ample built-in storage.





Outside...

The property continues to impress with beautiful front and rear gardens which have been lovingly maintained by the current owners, offering a delightful outdoor retreat, complete with generous patio area. There is a spacious driveway parking and a large, detached brick-built garage with its own additional driveway and independent access. Subject to planning permission, this garage offers exciting potential for conversion into an annex, home office or self-contained bungalow.

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	72 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

POST CODE: **SK12 1HY**

TENURE: **FREEHOLD**

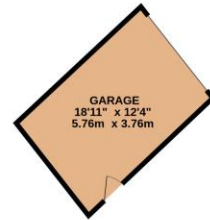
ENERGY PERFORMANCE CERTIFICATE: **C**

COUNCIL TAX BAND: **F**

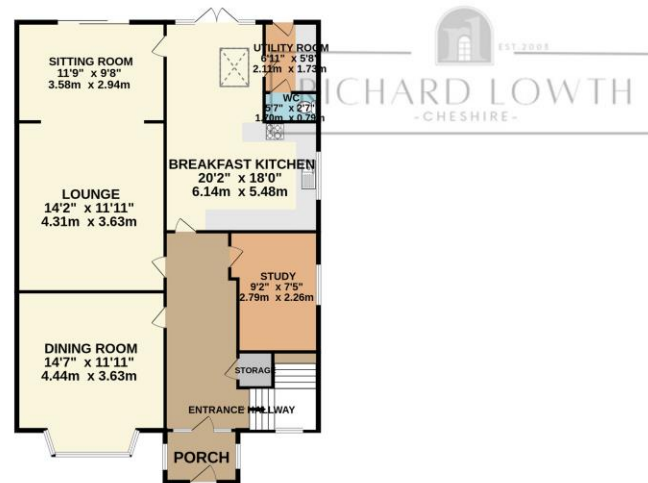
SERVICES (NOT TESTED): All mains services are connected to the property.

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 C2025

DIRECTIONS: 14 Clifford Road, Poynton, Cheshire, SK12 1HY

From Poynton village, head out along Chester Road and take the left hand turning onto Clifford Road. The property will be located shortly on your right hand side where driveway parking is provided.

WHAT3WORDS:

///payer.moves.racks

TO VIEW:

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

