



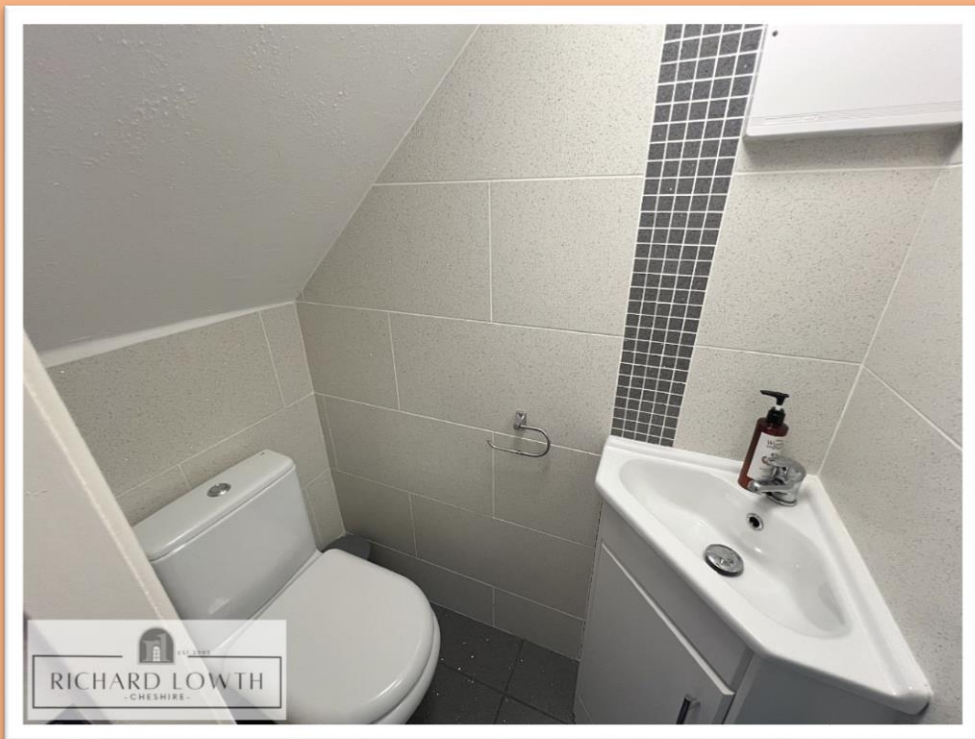


Welcome to

11 Gull Close, Poynton, Cheshire, SK12 1XQ

Nestled in a peaceful, pleasant cul-de-sac, this superb 3-bedroom detached family home is a wonderful blend of modern living and a great location. Offering farmland views to the side and thoughtfully designed layout, this generous property is ideal for families or professionals seeking comfort, convenience and tranquillity. As you approach, you'll be greeted by a lovely blocked paved driveway, offering ample off-road parking and setting a welcoming tone. A storm porch provides shelter and leads into the home's entrance hallway, offering an inviting first impression. To the right of the hallway is a generous lounge, bathed in natural light and featuring gas fireplace with lovely surround. The real heart of this home lies at the rear in the stunning open-plan living kitchen. Finished with white gloss floor tiles, white gloss cabinets and contrasting black sleek worktops, this space is as stylish as it is functional. Integrated appliances include separate fridge and freezer, dishwasher, washing machine and gas hob. A designated dining area flows seamlessly into an additional living room, a wonderful light-filled space boasting vaulted ceiling, Velux window and views over the rear garden. The ground floor also benefits from a modern washroom/wc, providing additional convenience.





- Quiet, cul-de-sac location with side farmland views
 - Superb 3-bedroom detached family home
- Wonderful blend of modern living and countryside charm
 - Open plan kitchen with integrated appliances
- Downstairs washroom/wc + large bath/shower/wc
 - Bedroom 1 & 2 with fitted wardrobes
 - Lovely lounge with feature fireplace
 - Private, enclosed rear garden
 - Driveway parking
- Close to excellent Primary School & Railway Station





Upstairs and leading from the landing...

There are three generously sized bedrooms. Bedroom one, located at the front, features fitted wardrobes and a pleasant view over the cul-de-sac. Bedroom two, is situated at the rear with views over the private garden and farmland beyond. This room also includes wardrobes and is the perfect double child/guest bedroom. Bedroom three, to the front, is currently used as a guest room/home office, complete with built-in storage cupboard. The modern family bathroom is a real highlight, complete with separate shower enclosure and bath, complemented by grey floor tiles and chrome fixtures for a contemporary feel.





Step through the patio doors...

And onto a paved patio area, ideal for outdoor dining and summer gatherings. To the side of this home, you'll find a handy store/bin area secured by double wrought iron gates. The rear garden is private and enclosed, perfect for children to play or for those looking to enjoy the outdoor space in a peaceful setting. You're just a short stroll from the excellent Lostock Hall Primary School, Railway Station, road links and local amenities.

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		80 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

POST CODE: **SK12 1XQ**

TENURE: **FREEHOLD**

ENERGY PERFORMANCE CERTIFICATE: **D**

COUNCIL TAX BAND: **D**

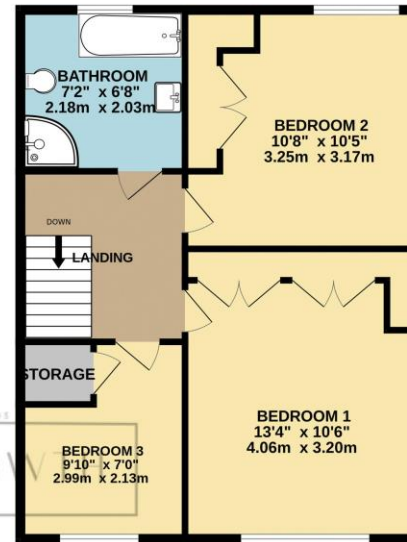
SERVICES (NOT TESTED): All mains services are connected to the property.

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: 11 Gull Close, Poynton, Cheshire, SK12 1XQ

From Poynton village, head out along Chester Road, going over the Railway Station bridge and continue along. Turn left into Tern Drive and at the T-junction, turn left. Take the 4th extra on your right side into Gull Close. The property will be located on your right hand side where driveway parking is provided.

WHAT3WORDS:
[///craft.fancy.shops](https://craft.fancy.shops)

TO VIEW:

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

