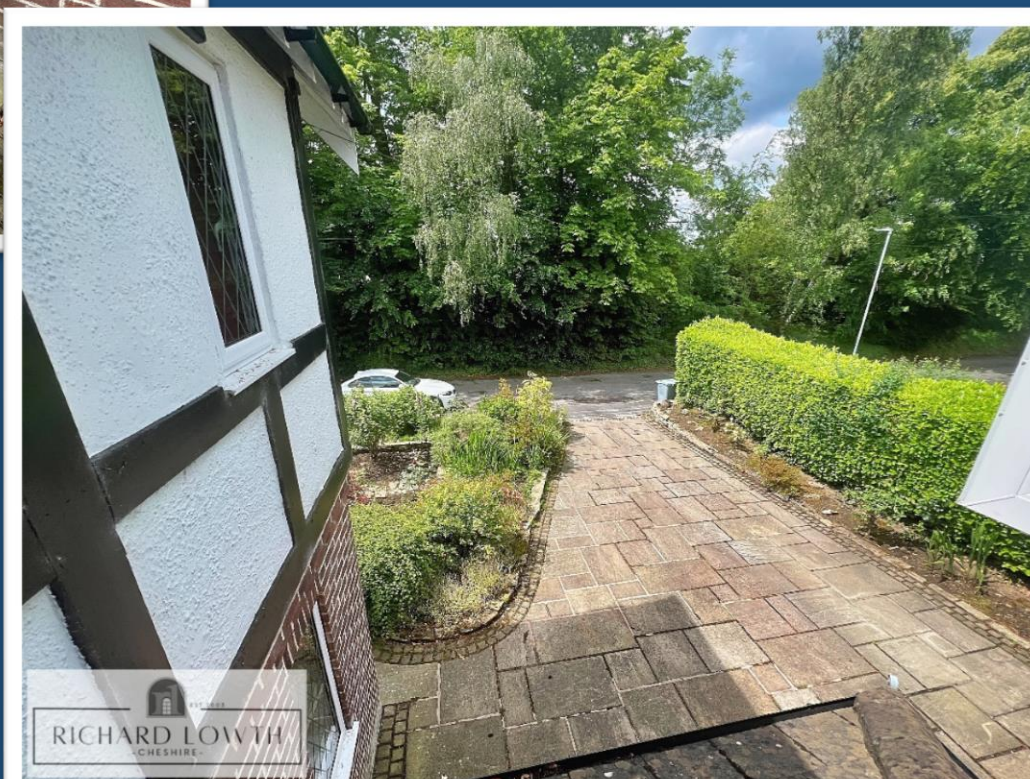
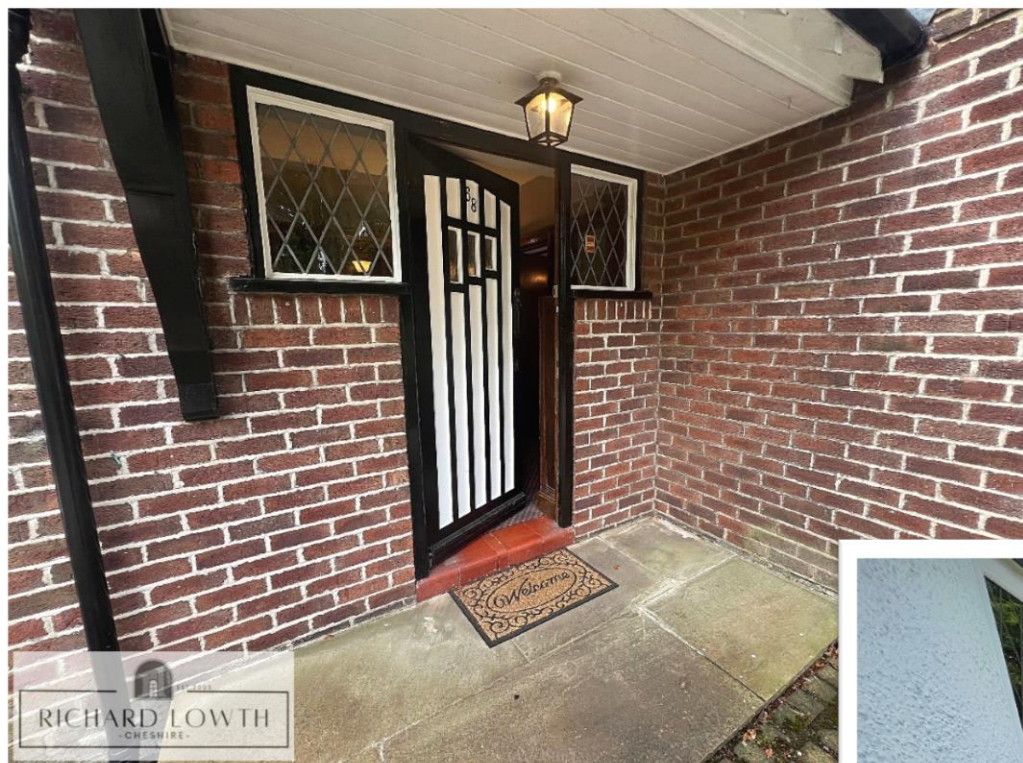




Welcome to

68 London Road North, Poynton, Cheshire, SK12 1BY





Occupying a slightly elevated position on a well-regarded tree lined slip road in one of Poynton's most sought-after locations, this fine 3-bedroom detached family home exudes charm, character and timeless appeal with the added bonus of Poynton Park being just a short stroll away.

As you approach the property, you'll immediately be struck by its elegant frontage, classic bay windows and the welcoming feel that only a property of this style and era can offer. Entrance is via a storm porch, which leads into a warm and inviting wood-panelled hallway that sets the tone for the rest of this home. To the front, the spacious lounge features a large bay window which floods natural light in, so creating a calm and relaxing atmosphere. To the rear, a second versatile living/dining room opens out through double doors into the garden. The breakfast kitchen also enjoys lovely views to the rear garden and flows seamlessly into a well-sized conservatory, offering another welcoming area to sit and unwind. The downstairs also benefits from washroom/wc.





- A very fine looking detached family home, full of character & within highly regarded area
 - Great elevated position close to Poynton Park
 - Large, private and beautifully tended rear garden
- Living room with feature fireplace & additional dining room
 - Breakfast kitchen & conservatory
- 3 double bedrooms - bedroom 3 with ensuite shower room/wc
 - Modern family bathroom/wc
 - Excellent driveway parking & integral garage
- Further extension & development potential (subject to planning permission)
 - No onward chain





Upstairs...

The property boasts three well-proportioned bedroom, all accessed from the spacious landing area. The primary bedroom, positioned to the front, enjoys the charm of another bay window and features built-in mirrored wardrobes. Bedrooms two and three are both located at the rear, overlooking the garden and each offering great proportions. Bedroom three also benefits from its own en-suite shower room/wc. The family bathroom is tastefully appointed and of good size.





Outside...

The rear garden is a true delight, lovingly maintained, landscaped and offering the perfect retreat with mature planting, vegetable plot, tiered lawns and plenty of room for outdoor dining or play. The front of the property features ample parking and there is an integral garage providing excellent storage and potential for conversion. This property of offered with no onward chain.

MORE TO EXPLORE

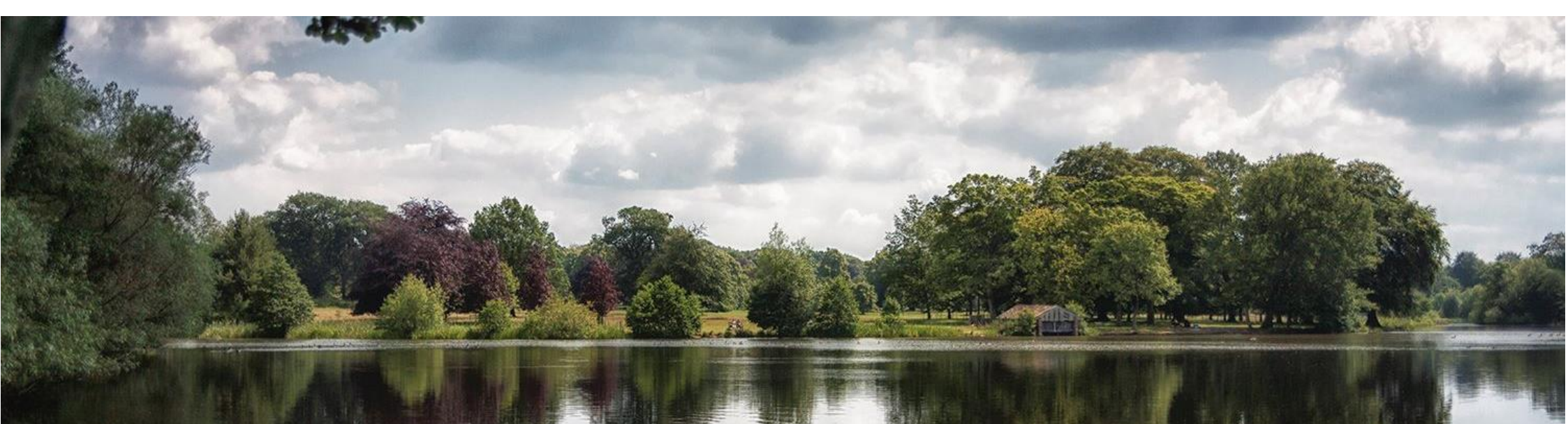
Poynton Village is a vibrant, historic community nestled in the heart of Cheshire, ideally situated between Stockport and Macclesfield. With roots tracing back to the coal mining industry that once defined the area, Poynton has since evolved into a lively and attractive village that seamlessly combines 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		
55-68	D		67 D
39-54	E	54 E	
21-38	F		
1-20	G		

POST CODE: **SK12 1BY**

TENURE: **FREEHOLD**

ENERGY PERFORMANCE CERTIFICATE: **E**

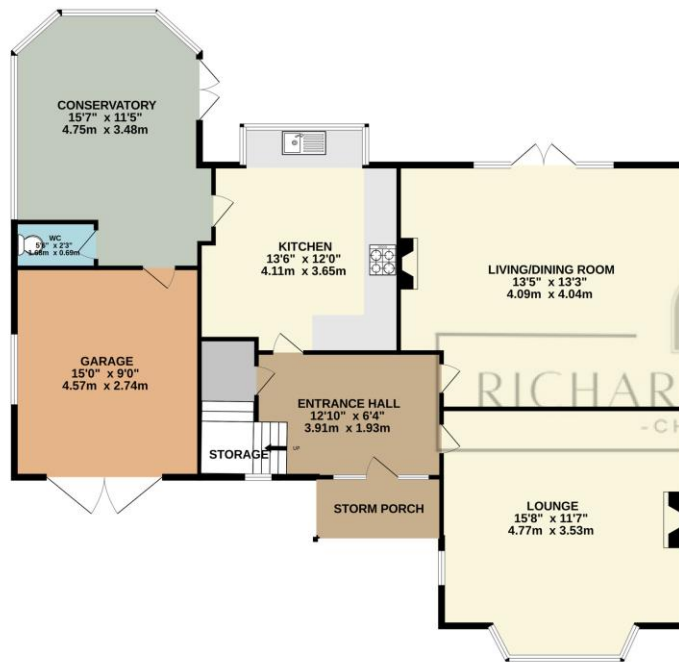
COUNCIL TAX BAND: **F**

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

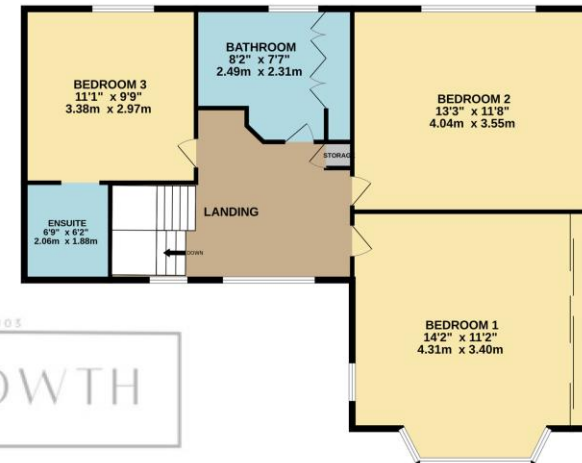
LOCAL AUTHORITY: **Cheshire East Council. For further information, please use:**
<https://www.cheshireeast.gov.uk/home.aspx>

NOTE: The sale of this property is subject to probate being granted.

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: 68 London Road North, Poynton, Cheshire, SK12 1BY

From Poynton village, head out along London Road North and shortly after the dual carriage way there is a right hand turning onto Anglesey Drive. Turn immediately left into London Road North slip road where the property will be located and driveway parking is provided.

WHAT3WORDS:

///shots.fluctuate.lamplight

TO VIEW:

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

