





Welcome to

85 London Road North, Poynton, Cheshire, SK12 1AG



This very special older semi detached home of character enjoys the delights of a wonderful, beautifully tended rear garden and offers good sized, very well presented and carefully maintained accommodation.

The property is nicely positioned just across the road from Poynton Park with its open space and lake and is also an easy distance from the thriving village centre.

As you enter into a spacious hallway with side window allowing for additional natural light, you'll certainly get a sense of how much the property has been loved by the current owners

There is a pleasant living room with feature bay window fitted with very smart plantation shutters and also features an original, very attractive decorative ceiling along with feature fireplace and living flame fire. There is a separate dining room with ample space to accommodate a good sized dining table and chairs, tall open fireplace and a large rear window in which to enjoy the lovely garden aspect. There is a very well fitted kitchen which provides oak units to both base and eye-level along with good working surfaces.





- A Very Special Older Semi Detached Family Home
- Good Sized, Very Well Presented & Carefully Maintained Accommodation
 - Poynton Park is just across the road
 - Feature Plantation Shutters in Lounge
 - 3 Good Bedrooms
 - Tastefully Fitted Bathroom/WC
- Wide Plot, Block Paved Driveway, Great Parking, Garage, Outside WC, Store & Potting Shed
 - Lovely Hallway, Living Room with Bay Window & Dining Room





To the first floor

There are panelled doors leading off and a feature leaded/stained side window and lovingly restored hand-made staircase spindles. There are three bedrooms, the main bedroom being at the rear to again enjoy the garden views and also offers ample fitted wardrobe and drawer furniture. The second bedroom provides an original cast iron feature fireplace and the third bedroom should definitely be considered a good size. There is a tastefully fitted bathroom/wc with white suite and over-bath shower.





Outside...

and very noticeably, the property benefits from a wide plot and as such, provides good parking with its block-paved driveway and there is a detached garage, outside wc, store and work/potting shed. The rear garden is a delightful feature of the property being of an excellent size with neat large lawn, hedge boundary, gravelled areas and mature apple tree, which is a stunning feature. Directly at the rear of the property, there is a large paved area from which to enjoy the rear garden view.



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.



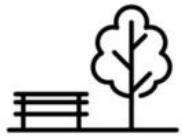
Schools?

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.

POST CODE: **SK12 1AG**

TENURE: **FREEHOLD**

ENERGY PERFORMANCE CERTIFICATE:

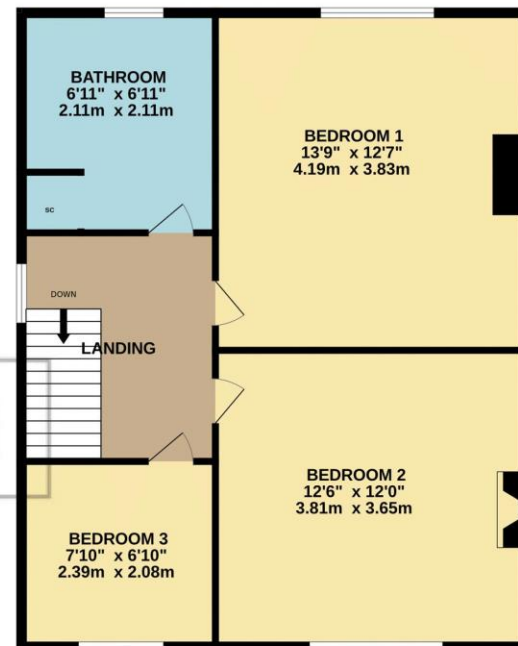
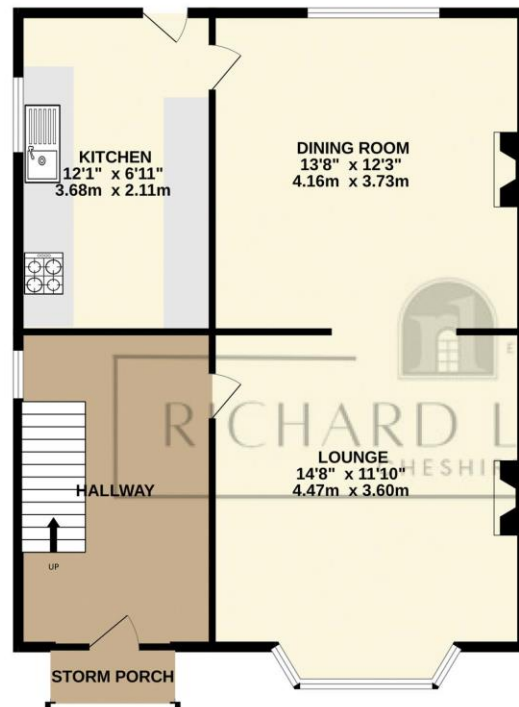
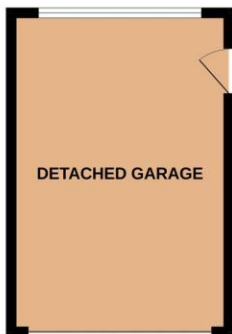
COUNCIL TAX BAND: **D**

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.
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DIRECTIONS: 85 London Road North, Poynton, SK12 1AG

From Poynton village, head out on London Road North towards Hazel Grove and the property will be situated only a short distance on the left-hand side. Opposite the entrance to South Park Drive and Poynton Pool. There is ample off road parking to enjoy...

WHAT3WORDS:

roadblock.rolled.activity

TO VIEW:

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

