



26 Easby Close, Poynton, SK12 1YG

Harratts Property Services is thrilled to introduce this four-bedroom detached residence, nestled within one of Poynton's most desirable residential estates. This prime location not only offers the charm of a close-knit community but also provides convenient access to the vibrant Poynton village, excellent transport links, and a selection of reputable local schools. This makes it an ideal choice for families seeking both comfort and accessibility.

The property itself boasts a thoughtful design that emphasizes modern and versatile living. Upon entering, you are welcomed by a porch followed by the entrance hallway which leads to a spacious reception room that offers ample space for entertaining guests or enjoying family time. The open-plan kitchen and dining areas are perfect for both casual dining and formal gatherings, ensuring it meets the needs of any lifestyle.

The master bedroom is a true highlight, featuring an ensuite bathroom that adds a touch of luxury and privacy. This well-appointed space, along with the three additional bedrooms, ensures that there is plenty of room for family members or guests, making it a practical choice for those in need of extra space.

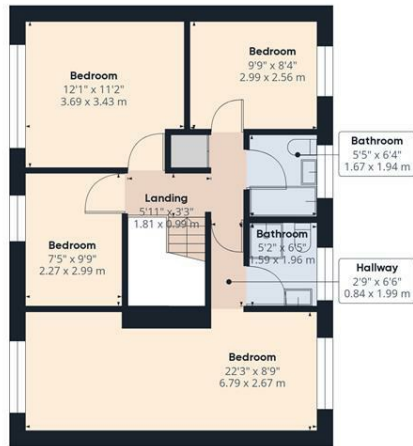
Situated on a generously sized plot, the property includes a driveway capable of accommodating several vehicles, along with an attached garage for added convenience. This feature is particularly valuable in today's busy

- Four Bedroom Detached Family Home
- Two Reception Rooms
- Two Bathrooms And Downstairs W/C
- Driveway For Several Vehicles
- Popular Location On a Quiet Cul-De-Sac
- Master Bedroom With En-Suite

£690,000



Floor 0



Floor 1

Approximate total area⁽¹⁾
1567.12 ft²
145.59 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		