



EST. 2003

RICHARD LOWTH
- CHESHIRE -



Welcome to

42 Yew Tree Lane, Poynton, Cheshire, SK12 1PS

A well presented and extended 3-bedroom semi-detached home, lovingly cared for by the same owner since new, and ideally located within easy reach of Poynton High School, Worth and Vernon Primary Schools and the centre of Poynton village. Offering well-proportioned and versatile accommodation, this is a home that is ready to move into while offering scope to make it your own. Entering through the enclosed porch, you are welcomed into a bright and inviting entrance hallway. The lovely lounge is a welcoming reception room with feature fireplace and useful additional storage. Double glass doors open into the impressive 20' extended dining/sitting room, a fantastic and highly versatile space with lovely views over the garden. The kitchen is fitted with a good range of white cabinets, an integrated gas hob and built-in oven with a useful breakfast bar creating an open plan and sociable feel.





- Extended semi-detached family home
 - 20' Living/dining room
 - 3 generous bedrooms
- Well cared for throughout, but scope to add own personal touch
- Great location close to Poynton High School & excellent Primary Schools
 - Walking distance to village centre
 - Refitted shower room/wc
- Detached garage & driveway parking
 - Private rear garden
 - No onward chain





To the first floor...

Upstairs, the landing leads to three well-proportioned bedrooms. Bedroom one is positioned to the front and benefits from attractive fitted wardrobes. Bedroom two overlooks the rear garden and also features fitted wardrobes, together with an airing cupboard providing additional storage. Bedroom three, positioned to the front, is a versatile room which could be used as a bedroom, home office or hobby room. The refitted shower room/wc is positioned to the rear and features a contemporary walk-in shower enclosure. Upstairs the property features attractive oak internal doors adding a lovely finishing touch. The boarded loft provides further useful storage.





Outside...

the property enjoys a beautifully private rear garden, offering a peaceful space for relaxing and entertaining. To the side, wooden double gates provide additional privacy and security. The detached brick-built garage is a real bonus, featuring an electric door, making it ideal for storage, workshop use or potentially providing scope for further expansion, subject to planning. To the front, there is a generous driveway providing ample off-road parking, complemented by attractive flower beds.

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?

enjoy a catch-up at one of the village's lovely independent cafés, such as Cofano Caffé, Clay Coffee House or Poynton Tea Room.



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?

Poynton has plenty of choice when it comes to eating out and enjoying a drink: Gochu offers Japanese-inspired dining, Cielo Italiano Restaurant and Bar and The Social Trattoria, Appayon Indian Restaurant or The Poynton Pakora.



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 1PS**

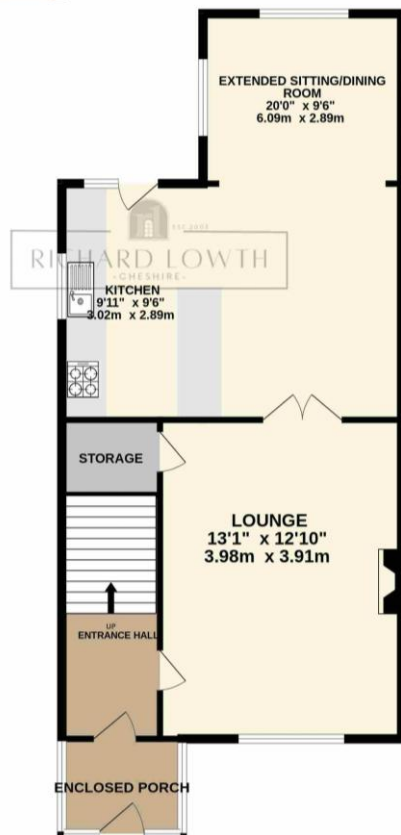
TENURE: **FREEHOLD**

ENERGY PERFORMANCE CERTIFICATE: **TBC**

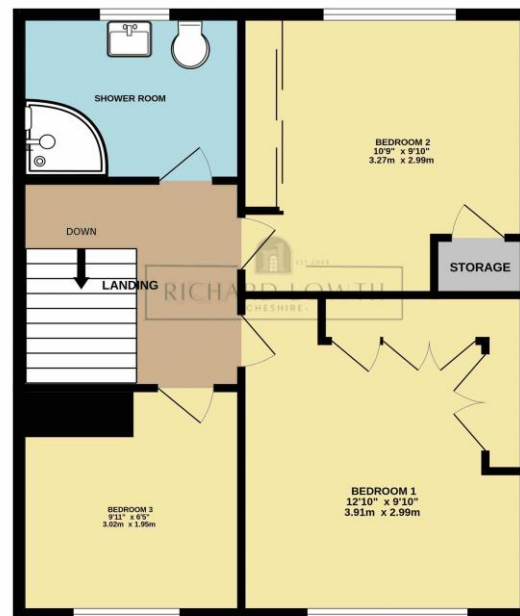
COUNCIL TAX BAND: **C**

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>



1ST FLOOR



DIRECTIONS: 42 Yew Tree Lane, Poynton, Cheshire, SK12 1PS

From Poynton village centre, head south along London Road South towards Macclesfield. After approximately a quarter of a mile, turn left onto Dickens Lane. Continue for approximately a quarter of a mile, then turn left onto Yew Tree Lane. No. 42 is along Yew Tree Lane.

WHAT3WORDS:
///called.knees.cavalier

TO VIEW:

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