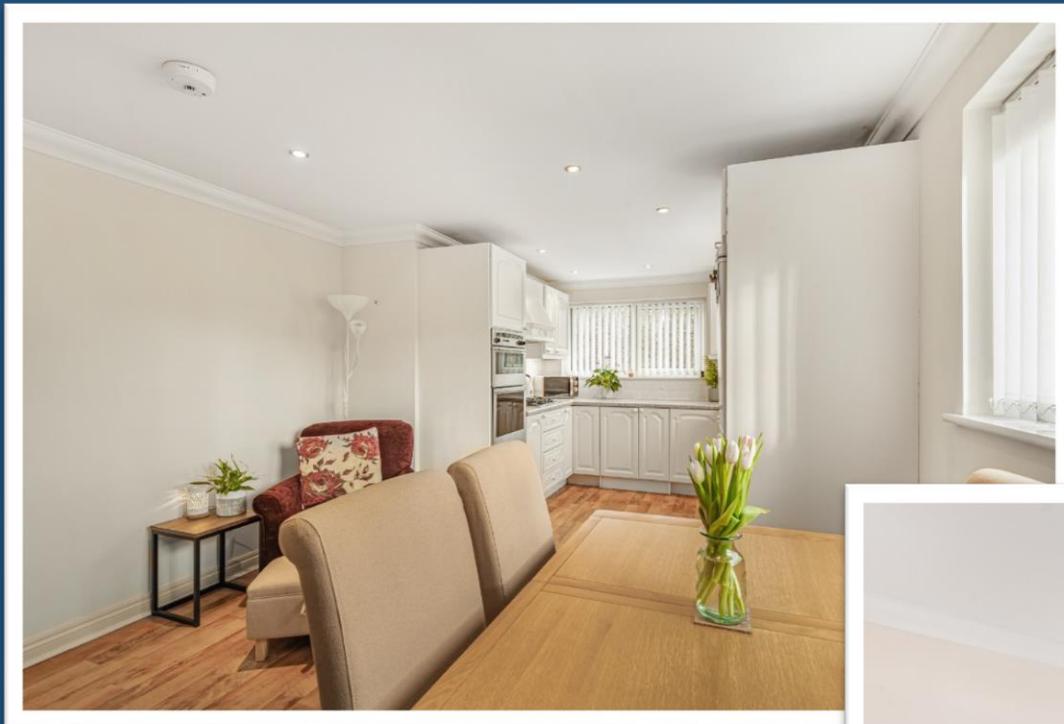




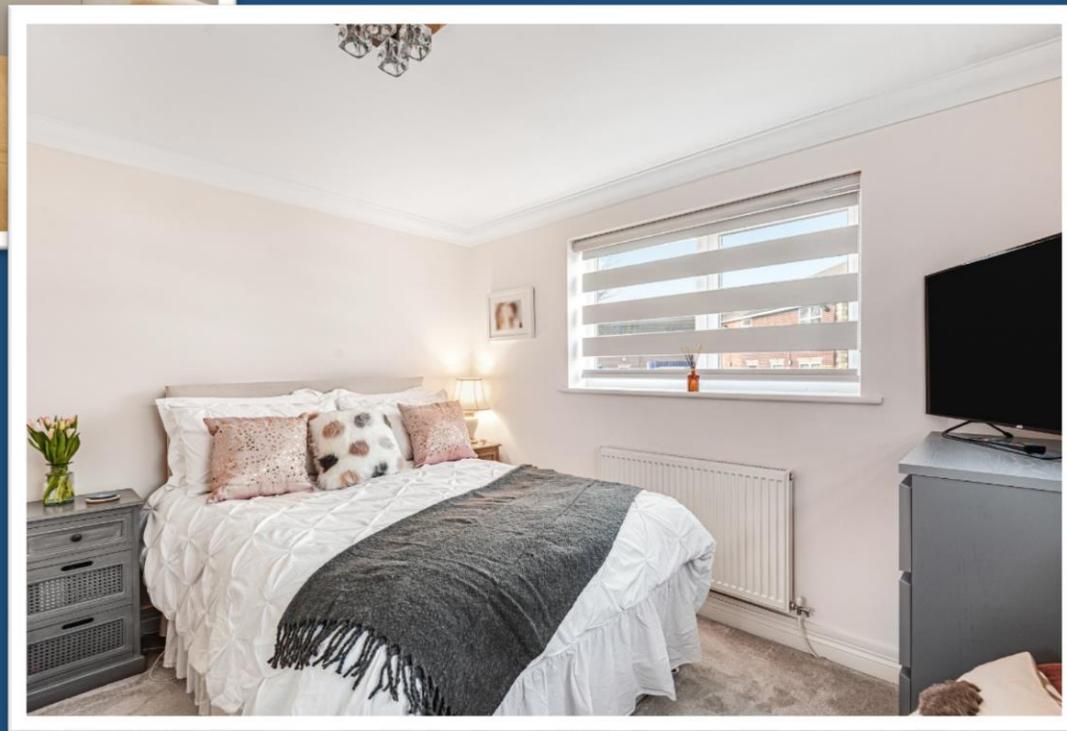
EST. 2003

RICHARD LOWTH
- CHESHIRE -



Welcome to

9 Middlewood Road, Poynton, Cheshire, SK12 1SH



Welcome to this spacious, beautifully presented 3-bedroom duplex apartment, situated within a highly sought after, owner run development, in the heart of Poynton. This impressive apartment is designed with modern living in mind, offering the perfect blend of style, comfort and convenience. As you step inside, you're greeted by a welcoming hallway with turn-key staircase leading off. From the hallway area, there is a sleek, stylish bathroom with feature modern fixtures and ample storage. Bedroom one and two are also on the ground floor level and are both tastefully decorated, benefitting from built-in mirrored wardrobes. The versatile layout gives you the flexibility to adapt each room to your needs, whether it be for a growing family, dressing room or office space to work from home. This apartment offers a lovely, contemporary dining kitchen which is both functional and stylish, equipped with modern fittings, high-quality appliances and ample cabinets.





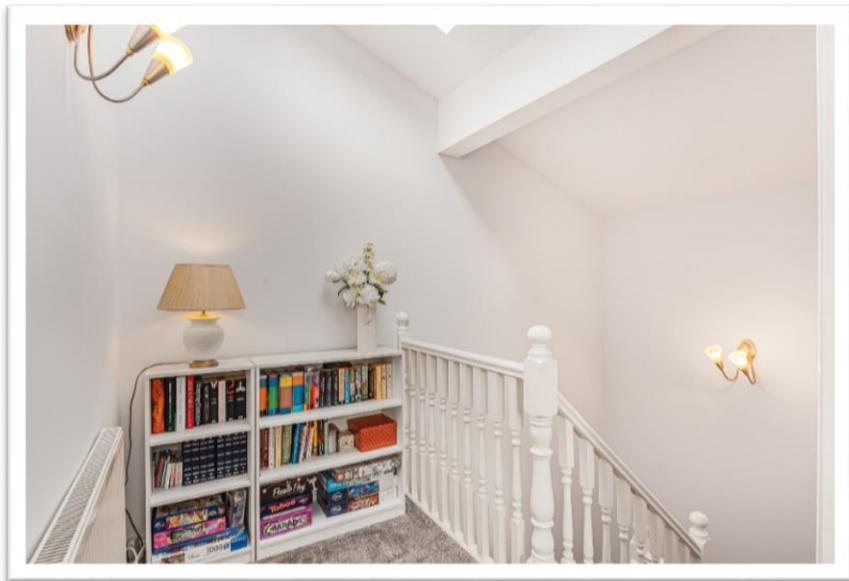
- Immaculate, well designed duplex apartment
 - 3 excellent bedrooms
- Lovely lounge with feature fireplace and with private terrace
 - Well appointed dining kitchen
 - Tastefully fitted bathroom / wc
 - 2 Parking spaces
 - Owner run development
 - Ideal low maintenance home
 - Good possible rental investment
- Great location, midway between the village and open countryside





To the first floor...

There is a light landing area with double doors leading into a relaxing lounge which is the ideal space for entertaining guests with feature fireplace. This living room boasts large windows that floor the space with natural light, creating an airy and inviting atmosphere and with French patio doors which lead directly onto a private terrace area, providing outdoor space to unwind and enjoy a modern coffee or evening drinks. Bedroom 3 can be found to the first floor with Velux roof window.



Outside...

There are 2 dedicated, private parking spaces along with a lovely, private balcony which is the perfect area to enjoy all year round. Located in a prime position and offering easy access to the village centre and road/railway links, this home is ideal for those seeking stress-free living, investors searching for a fantastic rental opportunity or a 'lock up and leave' lifestyle.



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.



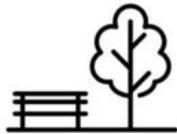
Schools?

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	74 C	74 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

POST CODE: **SK12 1PA**

TENURE: **FREEHOLD**

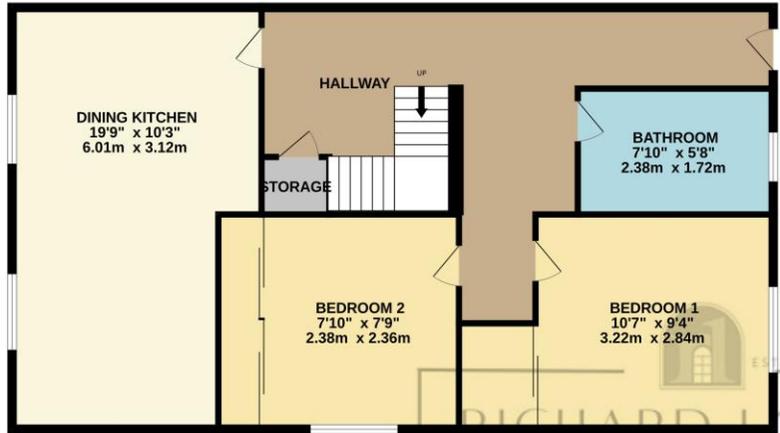
ENERGY PERFORMANCE CERTIFICATE: **C**

COUNCIL TAX BAND: **C**

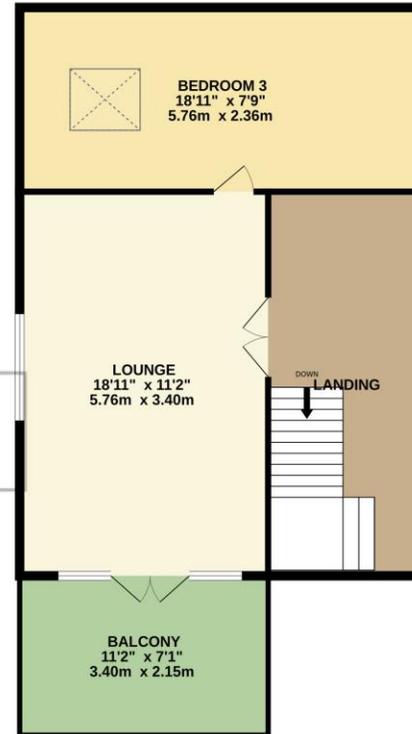
SERVICES (NOT TESTED): **All mains services are connected to the property.**

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

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: 9 Middlewood Road, Poynton, Cheshire, SK12 1SH

From Poynton village, head out along Park Lane until the road splits and take the turning onto Middlewood Road. The property will be located immediately on your left hand side where parking will be provided for 2 cars.

WHAT3WORDS:

///zaps.bumpy.vouch

TO VIEW:

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

