





Welcome to

65 Milton Drive, Poynton, Cheshire, SK12 1EZ



A beautifully renovated and extended 3-bedroom detached dormer bungalow, ideally located close to the centre of Poynton village. On arriving, you are immediately struck by the property's attractive kerb appeal, with a neat, recently relaid driveway providing ample parking, alongside a beautifully maintained front garden. A charming storm porch welcomes you into this home, opening into a bright and inviting reception hallway, complete with bespoke staircase and stylish bannister. To the front, bedrooms one and two can be found and are both generous sizes, each benefitting from elegant bay windows that allow natural light to pour in. Moving through to the lounge, this area has been beautifully updated with LVT flooring which continues throughout the ground floor area, along with feature log burner with striking marble surround. The heart of the home is the impressive open-plan dining kitchen, which has been thoughtfully extended to the side and rear. This stunning space features a contemporary Howdens kitchen with stylish two-tone cabinetry, integrated appliances, and a standout roof lantern window flooding the room with natural light. Patio doors open directly from the kitchen and lounge into the garden, making it ideal for both everyday family life and entertaining guests. The side extension has also created a practical utility room, fitted with sage green cabinetry and useful side access, along with a beautifully appointed bath/shower/wc. This room features a separate bath and walk-in shower enclosure, finished with striking wall tiles for a luxurious feel. A separate washroom/wc adds further convenience for a busy household.





- Beautiful 3-bedroom dormer detached bungalow
 - Short walk from village centre
 - Recently renovated & extended throughout
- Extended open plan kitchen with feature roof lantern + utility room
 - Lounge with feature log burner fireplace
 - Quiet cul-de-sac location
- Stylish bathroom with separate walk-in shower enclosure
 - Private rear garden
 - Relaid driveway parking
 - A property not to be missed





Upstairs...

This home continues to impress with a bright and airy landing which leads to the third bedroom. This room is another well-proportioned double room offering additional space for storage. The landing itself has been cleverly opened up to provide a versatile office and attic bedroom area, offering flexible space to suit a variety of needs, whether working from home or accommodation guests.





Outside...

The rear garden offers a private and peaceful setting, featuring a lovely patio area, along with two lawned areas, providing ample space for relaxation, play or gardening. Off road parking is provided to the front. This exceptional home is location in a tranquil cul-de-sac and combines thoughtful design, high-quality finished, and versatile living accommodation, all within easy reach of local amenities.

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.



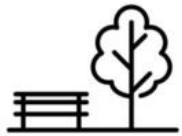
Schools?

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

POST CODE: SK12 1EZ

TENURE: LEASEHOLD. 999 year original lease

ENERGY PERFORMANCE CERTIFICATE: E

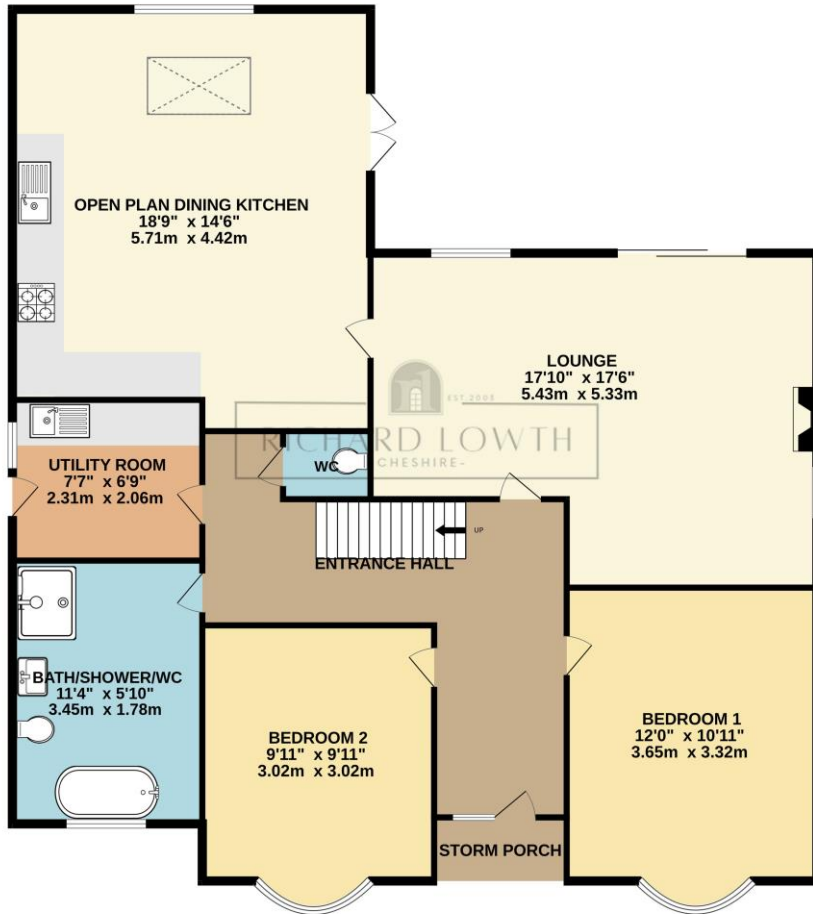
COUNCIL TAX BAND: D

SQUARE FOOTAGE: 707.2

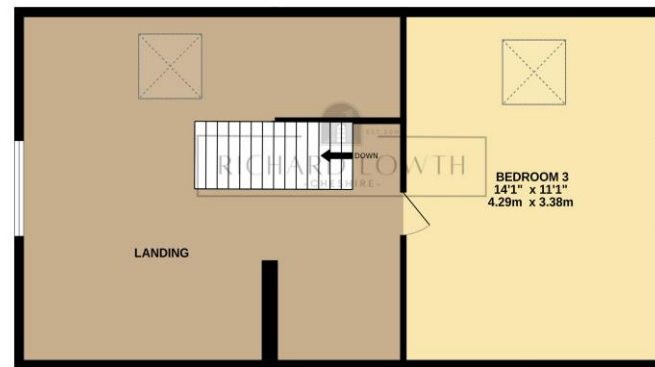
SERVICES (NOT TESTED): All mains services are connected to the property.

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

GROUND FLOOR



1ST FLOOR



DIRECTIONS: 65 Milton Drive, Poynton, Cheshire, SK12 1EZ

From Poynton village, head out along Chester Road and immediately turn right onto Burton Drive. Continue along and turn right onto Milton Drive and the property will be found along the cul-de-sac.

WHAT3WORDS:

///strays.fidgeted.tweeted

TO VIEW:

Call: 01625 859911 | 0161 439 1970 | Email: sales@richardlowth.co.uk

