





Welcome to

78 Brookfield Avenue, Poynton, Cheshire, SK12 1JE

Occupying a lovely position on a sought-after road, set back behind an attractive grass verge, this delightful detached bungalow offers well-planned accommodation, private rear garden and the added convenience of being located close to Railway Station and local amenities. As you approach, you'll immediately appreciate the attractive front garden, leading to the enclosed porch and into the welcoming entrance hallway. Set to the front is the principle bedroom, complete with a range of fitted wardrobes providing excellent storage, whilst the second bedroom is positioned to the side and also benefits from fitted wardrobe, making it ideal as a guest bedroom, home officer or hobby room. The well-maintained shower room is fitted with a modern white suite and features a generous walk-in shower enclosure.





- Carefully maintained & well proportioned detached bungalow
 - Well regarded location
 - Closeby to shops & Railway Station
 - Well cared for throughout
- 2 generous bedrooms (Bedroom 1 with fitted wardrobes)
 - Lovely shower room with walk-in enclosure
 - Lounge with patio doors leading out
 - Private rear garden & driveway parking
- Integral garage offering potential to convert into additional living room/bedroom
 - No onward chain



EST. 2008
RICHARD LOWTH
- CHESHIRE -

To the rear...

the spacious lounge enjoys a pleasant outlook over the garden, with double doors opening onto the patio, creating a wonderful space to relax or entertain. The breakfast kitchen has been slightly extended to the side and is fitted with a range of attractive wood-effect cabinets, ample worktop space and room for a breakfast table. A separate door provides convenient access to the garden.



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Outside...

the rear garden is a real feature, offering a private and peaceful setting with a well-kept lawn, mature shrubs and borders, together with a lovely patio area. A tarmac driveway provides off-road parking for two cars, leading to a good sized integral garage currently offering excellent storage, but also the added potential for conversion into an additional living room/bedroom (subject to planning). The garage also benefits from loft space which is partially boarded for additional storage. This well-presented bungalow is set in a highly desirable location, offers comfortable single-storey living close to excellent local amenities and so an early viewing is highly recommended.



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		75
55-68	D		
39-54	E	53	
21-38	F		
1-20	G		

POST CODE: **SK12 1JE**

TENURE: **FREEHOLD**

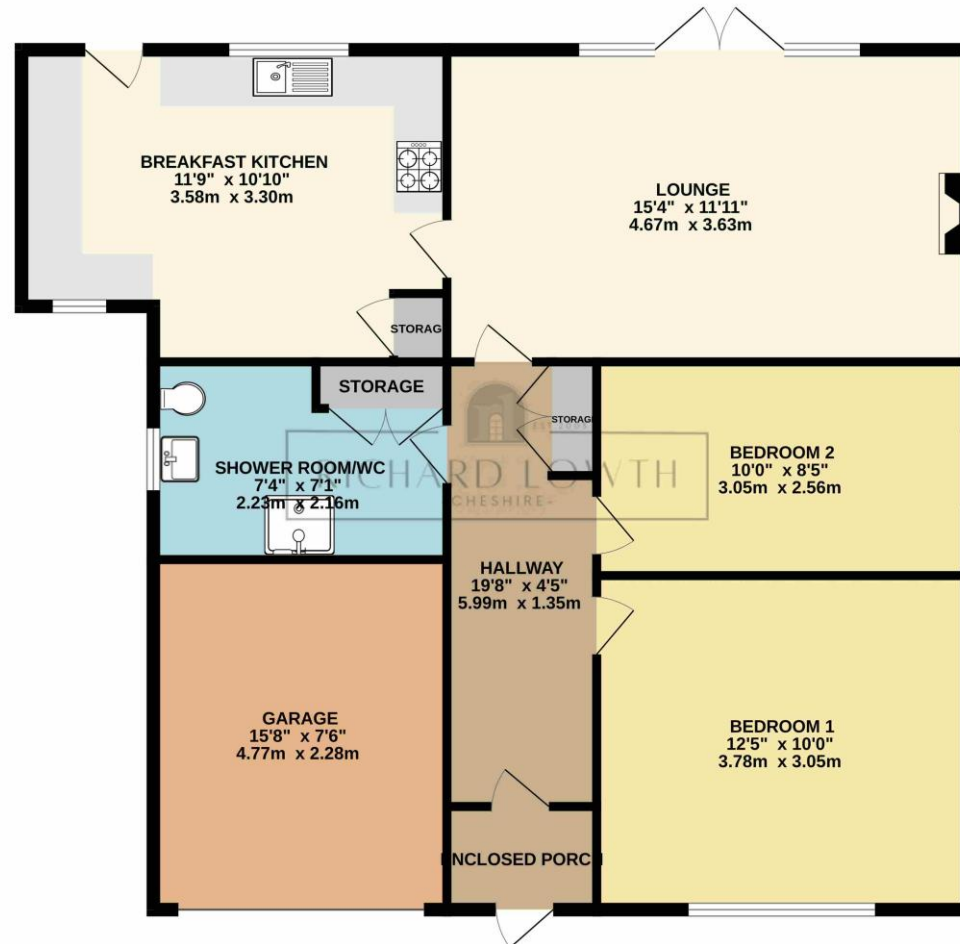
ENERGY PERFORMANCE CERTIFICATE: **E**

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



DIRECTIONS: 78 Brookfield Avenue, Poynton, Cheshire, SK12 1JE

From Poynton village, head out along Chester Road and take the left-hand turning into Clifford Road. Turn immediately right into Brookfield Avenue and continue along where the property will be found on your right-hand side.

WHAT3WORDS:
[///trendy.skills.dogs](https://www.what3words.com/trendy.skills.dogs)

TO VIEW:

Call: 01625 859911 | 0161 439 1970 | 07866 269551 | Email: sales@richardlowth.co.uk

