



EST. 2003

RICHARD LOWTH
- CHESHIRE -



Welcome to

7 Mayfair Close, Poynton, Cheshire, SK12 1FG



Set within a lovely, peaceful and well-maintained small development, this beautifully 2-bedroom first floor apartment offers a thoughtfully planned layout, stylish accommodation and excellent storage throughout. Ideally positioned within easy walking distance of Poynton village centre, this property also benefits from allocated and visitor car parking. A particularly appealing feature is the easy, flat walk to the apartment itself and with its own private entrance into the hallway and staircase leading to a lovely, spacious landing area.

To the front of the apartment is a modern shower room, beautifully appointed with a white suite and large walk-in shower enclosure. The room also benefits from a large airing cupboard, providing excellent additional storage. Bedroom one enjoys a pleasant outlook to the front and features a lovely Juliet balcony, allowing plenty of natural light to flow into the room. There is also a good range of fitted wardrobes, providing excellent storage and keeping the room both practical and uncluttered. The recently updated dining kitchen is a particular highlight, offering stylish grey cabinetry and plenty of work surfaces, along with space for a dining table. Integrated appliances include an induction hob and oven, washing machine and slimline dishwasher, creating a well-equipped and highly practical space.





- Immaculate first floor apartment
- 'Tucked away' in a lovely quiet location
- Easy walking distance to the village centre
- 2 excellent bedrooms (bedroom 2 with walk-in wardrobe)
- Modern shower room/wc with double enclosure
 - Recently updated dining kitchen
- Allocated parking & visitors car parking
 - Private entrance
- Good storage throughout
 - No onward chain





To the rear...

is a lovely, light and inviting lounge, enjoying pleasant outlook over the garden. A feature fireplace creates an attractive focal point, whilst the Juliet balcony adds further charm and allows the room to enjoy the peaceful surroundings. Bedroom two is also positioned to the rear and benefits from a lovely outlook, together with a large walk-in wardrobe. There is further storage available from the landing, along with loft access via a ladder.





Outside...

residents have the benefit of allocated parking together with additional visitor spaces. This is a superb opportunity to acquire a beautifully presented apartment within a peaceful development, combining generous accommodation, excellent storage and convenient village location. Viewing is highly recommended to fully appreciate the quality, layout and setting of this lovely home.

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	55 D	63 D
39-54	E		
21-38	F		
1-20	G		

POST CODE: **SK12 1FG**

TENURE: **TBC**

ENERGY PERFORMANCE CERTIFICATE: **D**

COUNCIL TAX BAND: **C**

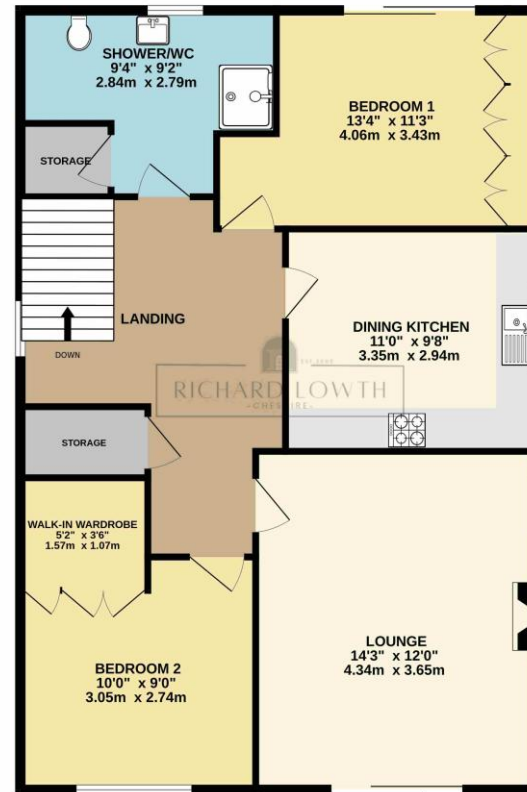
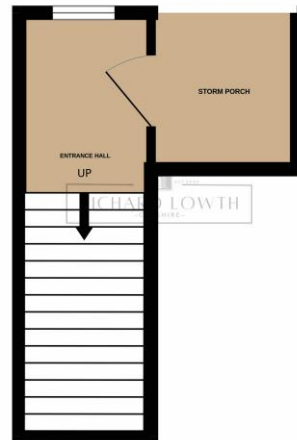
MANAGEMENT FEE: **£150 per month**

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

GROUND FLOOR



DIRECTIONS: 7 Mayfair Close, Poynton, Cheshire, SK12 1FG

From Poynton village, head out along London Road North and take the left hand turn into Mayfair Close where allocated and visitors parking will be available.

WHAT3WORDS:

[///allowable.rebirth.removal](https://www.what3words.com/allowable.rebirth.removal)

TO VIEW:

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

