





*Welcome to*

22 Beech Crescent, Poynton, Cheshire, SK12 1AW

A delightful two-bedroom, attractively presented detached bungalow nicely positioned on the ever-popular Parklands development and conveniently located for local shops and the thriving village centre. This property enjoys strong kerb appeal with a well-tended front garden and tarmac driveway providing ample off road parking. On entering this home, you are welcomed into a bright entrance hallway with useful storage cupboard. The kitchen is fitted with attractive oak cabinets and feature gas hob, ample worktop space and a side door providing convenient access to the outside. The generous 16ft living room is tastefully decorated in neutral tones and enjoys a feature gas fireplace, creating a warm and inviting space to relax and entertain.





- Attractively presented detached bungalow
- Popular location, close to shops & village centre
  - 2 well proportioned bedrooms
- Comfortable lounge with feature fireplace
  - Modern shower room/wc
  - Beautifully maintained gardens
  - Conservatory overlooking garden
- Good driveway parking & detached garage
  - Private rear garden
  - No onward chain



### *To the rear...*

An inner hallway provides a sense of privacy from the main living area and leads to a modern shower room with white suite and walk-in shower enclosure. Both bedrooms are located to the rear, offering a quiet outlook over the garden. The main bedroom benefits from fitted wardrobes and a matching dressing table, whilst bedroom two is a comfortable double room which could also serve as an additional sitting room. Double doors from this room open into a lovely conservatory, which overlooks the beautifully maintained rear garden.





### *Outside...*

The rear garden is a real highlight, being thoughtfully landscaped and well tended, with a couple of patio areas ideal for outdoor seating, a lawned area and attractive flowerbeds providing colour and interest. A detached brick-built garage offers excellent storage or potential worktop space. This appealing bungalow is offered with no onward chain and would suit a wide range of buyers seeking a convenient, low-maintenance home in a popular residential location. 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		84 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

POST CODE: **SK12 1AW**

TENURE: **FREEHOLD**

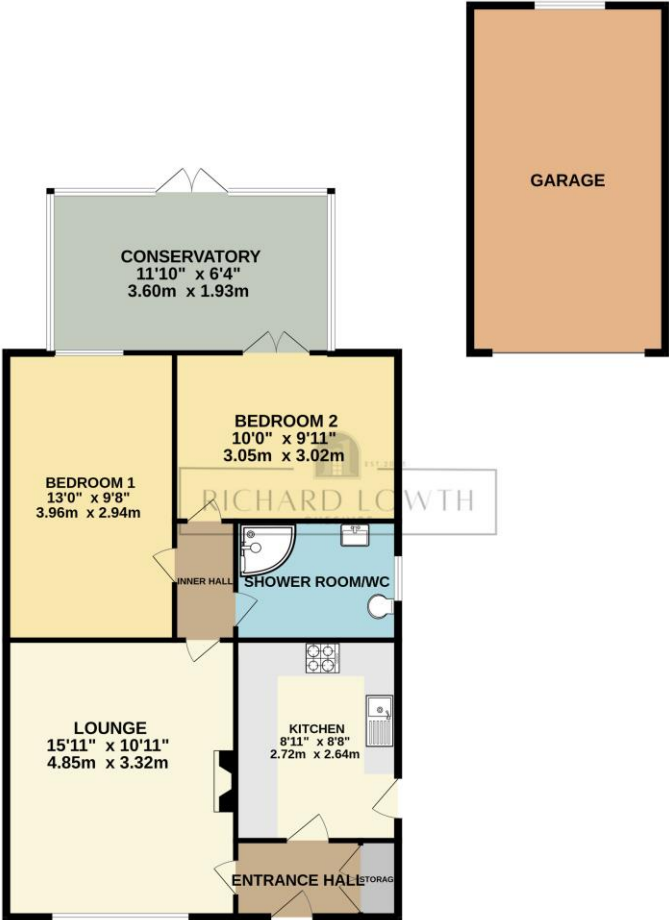
ENERGY PERFORMANCE CERTIFICATE: **D**

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: 22 Beech Crescent, Poynton, Cheshire, SK12 1AW

From Poynton village, head out along Park Lane, going straight past Waitrose and turning left into School Lane. Take the 2<sup>nd</sup> turning on your left hand side, continuing onto School Lane and turn left onto Beech Crescent. The property will be located on your left hand side where driveway parking is provided.

WHAT3WORDS:

///cabbies.consented.copying

**TO VIEW:**

**Call: 01625 859911 | Email: [sales@richardlowth.co.uk](mailto:sales@richardlowth.co.uk)**

