



EST. 2003

RICHARD LOWTH  
- CHESHIRE -





*Welcome to*

49 Milton Drive, Poynton, Cheshire, SK12 1EZ

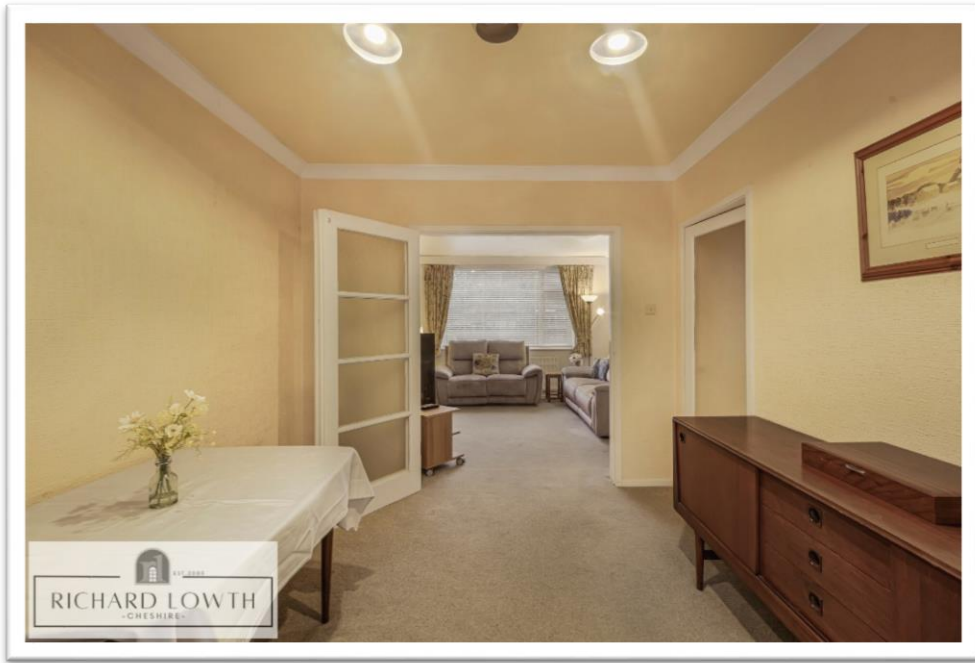
A very appealing, slightly extended detached family home, set in a highly regarded village centre location and offering excellent potential to create a truly special forever home. The accommodation begins with entrance through an enclosed porch, providing a practical buffer from the outside, which then opens into a welcoming hallway. From here, the principle living space unfolds, starting with a lovely lounge featuring neutral carpets and décor, creating a calm and comfortable space. The lounge flows naturally into a separate dining room, while still retaining a sense of definition between the rooms. To the rear, is an extended kitchen, fitted with oak cabinets and offering ample worktop and storage space. There is designated dining area within the kitchen making it a sociable hub of the home. Beyond the kitchen sits a sun room/conservatory, enjoying views overlooking the lovely garden. There is clear potential to open up the kitchen, dining room and conservatory to create a superb open-plan living kitchen, subject to necessary consent. A useful downstairs washroom/wc completes the ground floor accommodation.





- A very appealing slightly extended detached family home
  - Highly regarded village centre location
    - Wonderful private rear garden
  - Great potential to create your forever home
    - 2 reception rooms + dining kitchen
    - Downstairs washroom/wc
    - 3 well appointed bedrooms
    - Lovely private gardens
      - Driveway parking
      - No onward chain

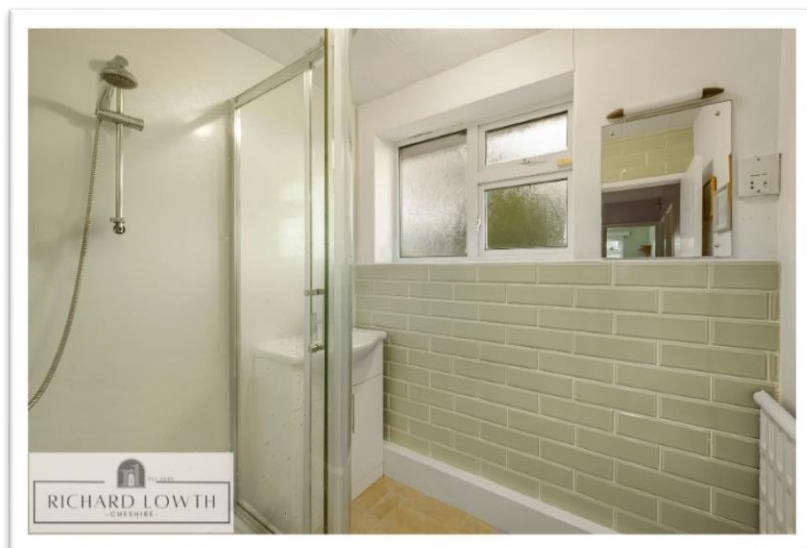






*To the first floor...*

This home offers three well-proportioned bedrooms. Bedroom one and three are positioned to the front, while bedroom two enjoys pleasant views overlooking the rear garden. The property provides an updated shower room, featuring a walk-in shower enclosure and stylish feature wall tiling, complemented by a separate wc for added convenience.







### *Outside...*

this home continues to impress. To the side is a canopy/carport leading to a detached, brick-built garage, with off-road parking provided. The rear garden is a particular highlight being both private and offering lovely outdoor space for familiar, gardening enthusiasts or those who enjoy entertaining in a peaceful setting. With its sought-after village centre location, generous plot, flexible layout and scope for further enhancement, this is a rare opportunity to acquire a home with both immediate appeal and long-term potential.



## MORE TO EXPLORE

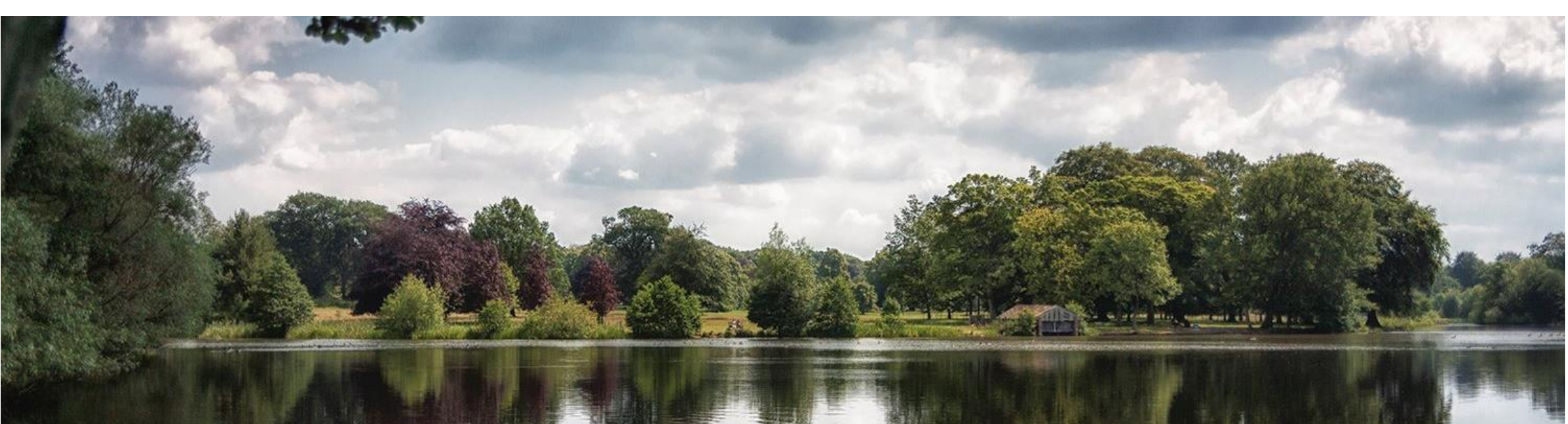
Poynton Village is a vibrant, historic community nestled in the heart of Cheshire, ideally situated between Stockport and Macclesfield. With roots tracing back to the coal mining industry that once defined the area, Poynton has since evolved into a lively and attractive village that seamlessly combines 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.

POST CODE: **SK12 1EZ**

TENURE: **TBA**

ENERGY PERFORMANCE CERTIFICATE: **TBC**

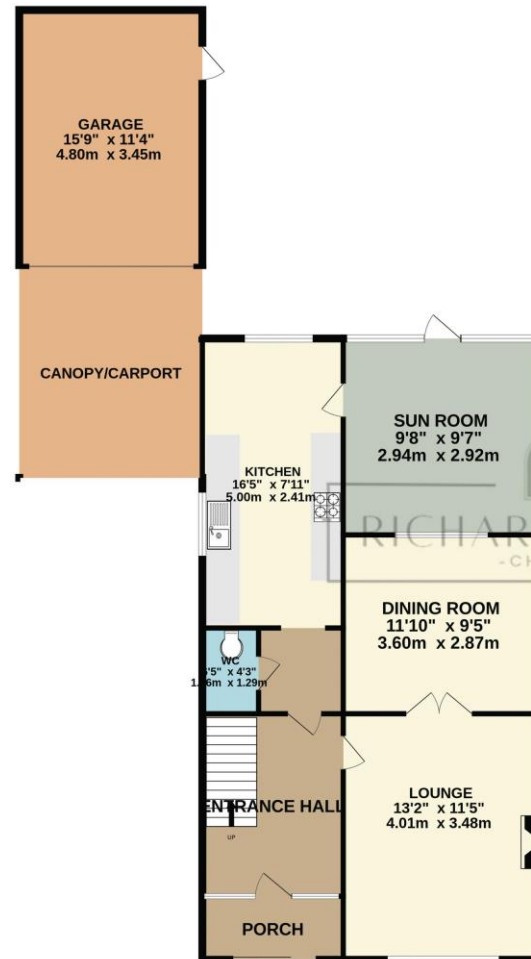
COUNCIL TAX BAND: **E**

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

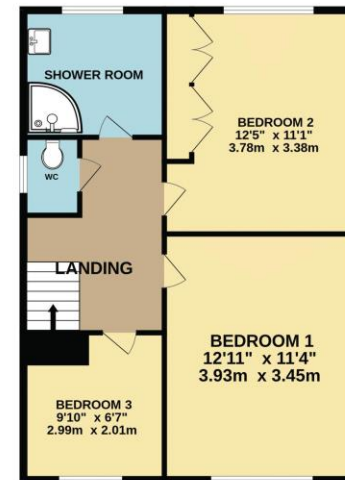
LOCAL AUTHORITY: **Cheshire East Council. For further information, please use:**  
<https://www.cheshireeast.gov.uk/home.aspx>



GROUND FLOOR



1ST FLOOR





## DIRECTIONS: 49 Milton Drive, Poynton, Cheshire, SK12 1EZ

From Poynton village, head out along Chester Road, taking the first right onto Burton Drive. Continue along to the end of the road and turn left into Milton Drive. The property will be found immediately on your right hand side where driveway parking is provided.

WHAT3WORDS:  
///crisper.deflated.enlarge

### TO VIEW:

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

