



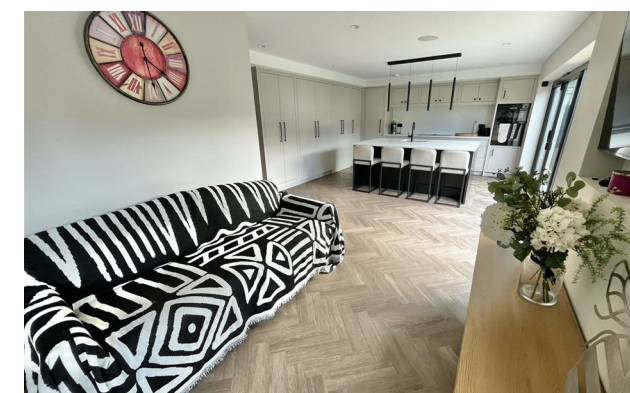
jordan fishwick

106 Towers Road, Poynton, SK12 1DF
Guide Price £859,950



Towers Road Stockport SK12 1DF

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Thoughtfully extended and refurbished to an exceptional standard, this impressive detached family home enjoys open countryside views to the front and is conveniently located for Poynton village and nearby rural walks. The property offers stylish, spacious accommodation arranged over two floors, with underfloor heating and herringbone flooring throughout the ground floor. The welcoming entrance hall features an open staircase and Crittall-style glazed doors leading to the lounge and open-plan living space. A downstairs WC and utility room add further practicality. The lounge includes a bespoke media wall with inset feature fireplace, floor-to-ceiling picture window and a rooflight. The impressive open-plan living, dining and kitchen area extends to over 33ft and spans the full width of the property. The kitchen is fitted with quality cabinetry, quartz work surfaces, integrated double oven, venting induction hob, dishwasher and full height fridge. A central island incorporates a sink with hot water tap and breakfast bar, while there is ample space for dining and relaxed seating. Two sets of bi-folding doors open onto the rear patio, creating an excellent space for entertaining.

The first floor provides four generous double bedrooms and two bathrooms. The principal bedroom benefits from countryside views, a large walk-in wardrobe and contemporary en-suite shower room with double walk-in shower, wall-hung vanity unit and concealed-cistern WC. Three further bedrooms include fitted wardrobes to two, while the luxurious family bathroom features a double shower, freestanding bath, vanity unit and WC. Outside, a lawned front garden and double-width driveway provide ample parking and access to the storage garage. The enclosed west-facing rear garden is landscaped with artificial lawn, two patio seating areas and an outdoor kitchen. A superb bespoke garden building, measuring approximately benefits from underfloor heating and internet connection. Currently used as a bar, it would also make an ideal home office, gym or studio. This exceptional home combines generous proportions, high-quality finishes and superb indoor-outdoor living in a highly sought-after Poynton location.



- Impressive detached family home
- Four Bedrooms & Two Bathrooms
- Extended and Refurbished Accommodation
- Underfloor heating to ground floor
- Open plan living/dining and kitchen area
- Bespoke Garden Building
- Ample Off road parking
- Landscaped rear garden



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



GROUND FLOOR
1184 sq.ft. (110.0 sq.m.) approx.



1ST FLOOR
877 sq.ft. (81.5 sq.m.) approx.



TOTAL FLOOR AREA: 2061 sq.ft. (191.5 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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