



10 Hazel Drive, Poynton

£425,000 Freehold

0.6 MILES INTO POYNTON VILLAGE • BEAUTIFULLY PRESENTED THROUGHOUT • WEST-FACING GARDEN • NO ONWARD CHAIN • SINGLE GARAGE • LARGE DRIVEWAY



This beautifully presented bungalow sits within easy reach of the sought-after Poynton village with all its popular shops and restaurants. With the added bonus of the open fields and hills of Higher Poynton and beyond sitting close by. The bungalow itself sits on a generous plot with west-facing garden and a single garage. Immaculate interiors are the cherry on top of the cake and allow a new buyer to move straight in. The property is offered for sale with no onward chain.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

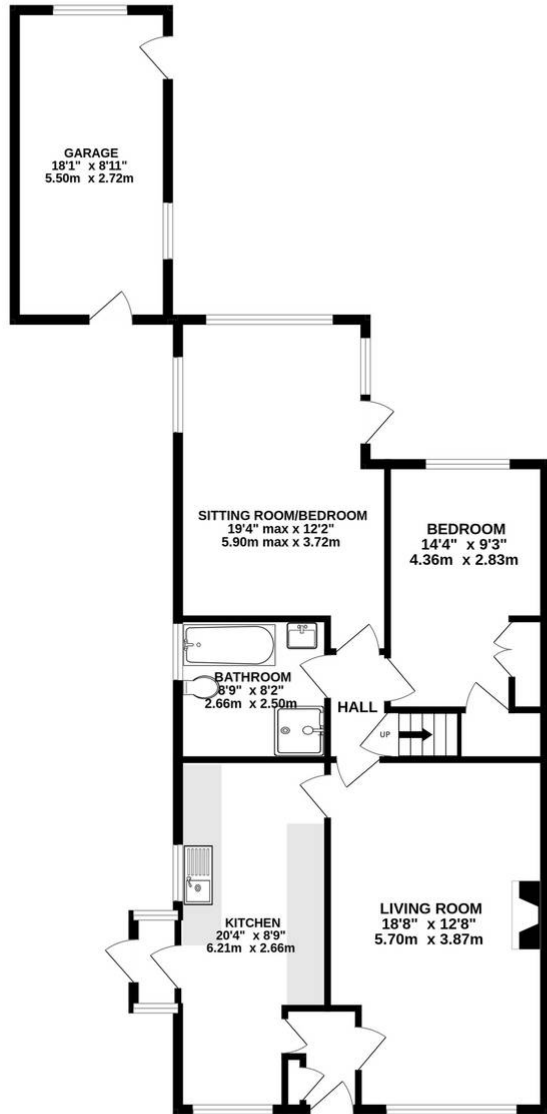
EPC Environmental Impact Rating: E



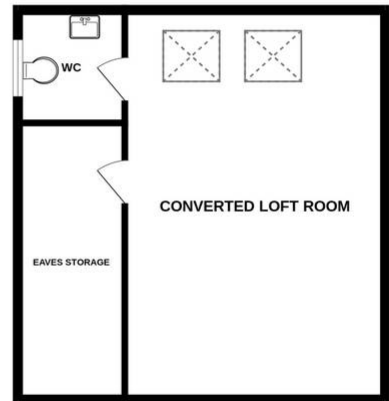
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GROUND FLOOR
1066 sq.ft. (99.0 sq.m.) approx.



1ST FLOOR
486 sq.ft. (45.1 sq.m.) approx.



TOTAL FLOOR AREA : 1551 sq.ft. (144.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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This lovely home is positioned behind a large driveway with ample parking sitting alongside a charming front lawn with mature hedging. Through the front door you are greeted with an entrance hallway with a door to either side - to the left is the modern breakfast kitchen and to the right is the living room. The kitchen comprises of contemporary cupboards and drawers with integrated appliances. There is space for a table and chairs, allowing the perfect spot to dine with views out to the front elevation. A side door leads to a porch which in turn provides access down the side of the house to the single garage. The living room is positioned at the front of the house and offers a wood-burning stove providing a warming focal point. An inner hallway sits off the living room and leads to the master bedroom, with fully fitted wardrobes and drawers, the family bathroom, with a four piece suite, and a further reception room. This additional reception room was once a bedroom, but has been recently used as a sitting room to take advantage of the beautiful panoramic views over the garden. A staircase from the inner hallway leads up to the large converted loft space. This is a generous room with skylights allowing in an abundance of natural light. A WC is accessed off the space as well as a large eaves room providing superb storage.

Externally the rear garden benefits from a westerly-facing aspect making it a real sun-trap. A paved patio sits off the rear sitting room and leads down to the lawned garden. The brick garage runs down the side of the garden with a large wooden shed sitting behind it. Beautiful flower beds are arranged alongside the lawn, making it a lovely and peaceful space to relax.

PROPERTY MISDESCRIPTIONS ACT 1991 For clarification, Leighton Snow Agents wish to inform prospective purchasers, that we have not carried out a detailed survey, nor have we tested any of the appliances or heating system and cannot give any warranties as to their full working order. Purchasers are advised to obtain independent specialist reports if they have any doubts. All measurements are approximate and should not be relied upon for carpets or furnishings.



