



EST. 2003

RICHARD LOWTH
- CHESHIRE -



Welcome to

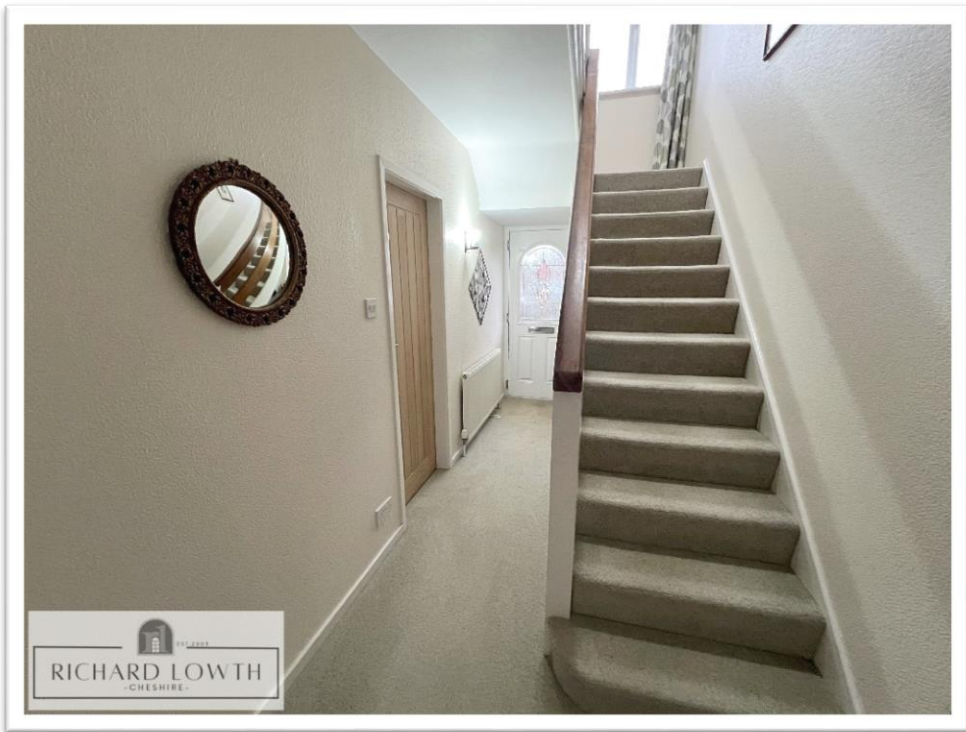
43 Brookfield Avenue, Poynton, Cheshire, SK12 1JE

Situated within a well-regarded residential area and enjoying a pleasant position opposite a lovely green open space, this four bedroom / 2 bathroom detached family home has been lovingly maintained and well cared for by the current owners and offers spacious accommodation ideal for family living. As you approach, you're greeted by a beautifully tended front garden, creating that all important first impression. A storm porch leads into the welcoming entrance hallway, providing access to the ground floor accommodation. To the front, there is a lovely lounge, beautifully presented with cream carpet and neutral decor. The lounge opens through to the dining room which enjoys pleasant views overlooking the garden. The breakfast kitchen is fitted with a range of oak effect cabinets with complementary worktops, offering ample storage and preparation space. Completing the ground floor area, is a spacious and recently installed shower room/wc, finished to a high standard with striking black and white effect tiling and a complementary walk-in shower enclosure.





- Beautifully presented 4 bed / 2 bath detached family home
- Highly regarded residential area overlooking green area
 - Lovingly maintained throughout
 - 4 generous bedrooms
- Ground floor shower room/wc with walk-in enclosure
 - Lovely lounge & separate dining room
 - Driveway parking & storage garage
 - Private, well established rear garden
- Easy walk to village centre & Railway Station
 - No onward chain





Continue upstairs...

And the carpeted landing leads to three well-proportioned bedrooms and a modern family bathroom. Bedroom one, is located at the front and benefits from fitted wardrobes for seamless storage and plantation shutters. Bedroom two, also with fitted wardrobes and plantation shutters is currently used with a single bed but could easily accommodate a double bed with simple reconfiguration. Bedroom three, being found to the front, is currently used as a home office, but would easily serve well as a nursery or guest bedroom. The modern bathroom benefits from underfloor heating and is well appointed with an 'L' shaped fitted bath with overhead shower, contemporary tiling and sleek fixtures.





Outside...

This home boasts a beautiful, large rear garden which is both private and well established, providing an ideal outdoor space for relaxing, gardening or family enjoyment. Ample driveway parking is provided, along with useful storage garage. The property is conveniently located within walking distance of the village centre and Railway Station, offering a wide range of amenities and excellent commuter links.

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.



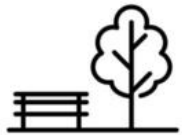
Schools?

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 1JE**

TENURE: **FREEHOLD**

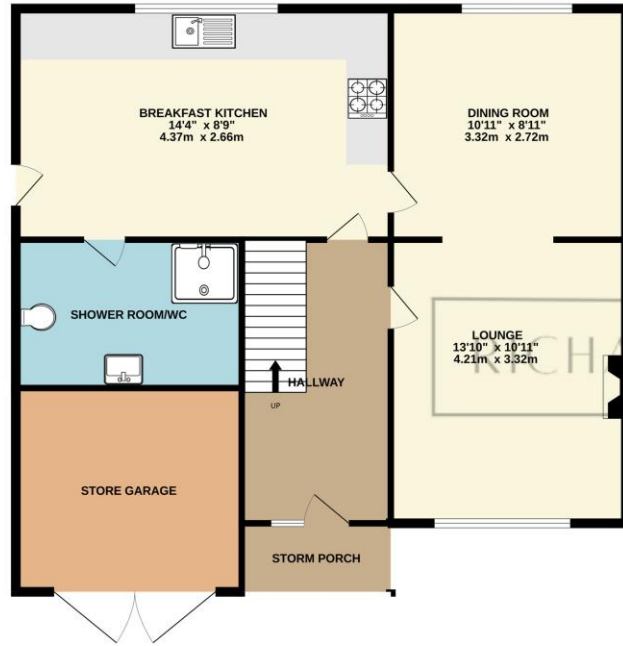
ENERGY PERFORMANCE CERTIFICATE: **TBC**

COUNCIL TAX BAND: **E**

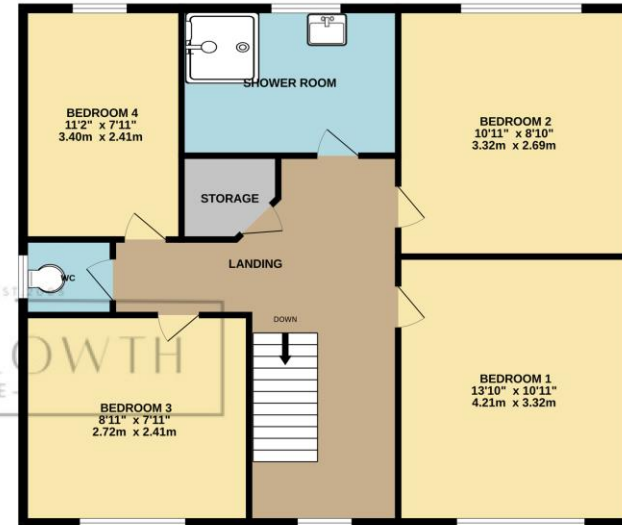
SERVICES (NOT TESTED): **All mains services are connected to the property.**

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

GROUND FLOOR



1ST FLOOR



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.
 Made with Metropix ©2025

DIRECTIONS: 43 Brookfield Avenue, Poynton, Cheshire, SK12 1JE

From Poynton village, head out along Chester Road and turn left into Clifford Road. Take the first turning on your right hand side into Brookfield Avenue and continue along. The property will be located overlooking the Green area and ample parking is provided.

WHAT3WORDS:
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TO VIEW:

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