



EST. 2003

RICHARD LOWTH
- CHESHIRE -

Welcome to

32 Curzon Road, Poynton, Cheshire, SK12 1YE



Set in a highly desirable area close to excellent Primary & High Schools, this well presented 3-bedroom semi-detached family home offers generous living space, modern interior and an enclosed rear garden to further design and develop to your own liking, making it the perfect family home or for first time buyers. A storm porch leads you into a welcoming entrance hallway, setting the tone for the warm and contemporary accommodation that follows. To the front, a comfortable lounge features stylish modern electric fireplace, creating a cosy focal point. From here, the accommodation flows effortlessly into a modern dining kitchen finished with sleek grey gloss cabinets, white worktops and a useful utility store cupboard. This practical space offers a defined dining area which enjoys natural light and views over the garden.





- Charming 3-bedroom semi detached
 - Popular location
- Well planned accommodation
 - Modern dining kitchen
- Generous living room with feature fireplace
 - Excellent schools closely
- Perfect family home and first time buyers
 - Ample driveway parking
 - Enclosed rear garden
 - No onward chain



Continue upstairs...

And leading from the landing, there are three well proportioned bedrooms, all offering ample space. Bedroom one, set to the rear, enjoys views over the garden whilst bedroom two and three are positioned to the front. The family bathroom includes a bath with overhead shower, a white classic suite and beige feature wall tiles, creating a clean and neutral space.





Outside...

The rear garden enjoys large lawned area and patio, ideal for outdoor seating. This home is offered with no onward chain, making it move-in ready and an early viewing is recommended to appreciate everything it has to offer.

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 1YE**

TENURE: **FREEHOLD**

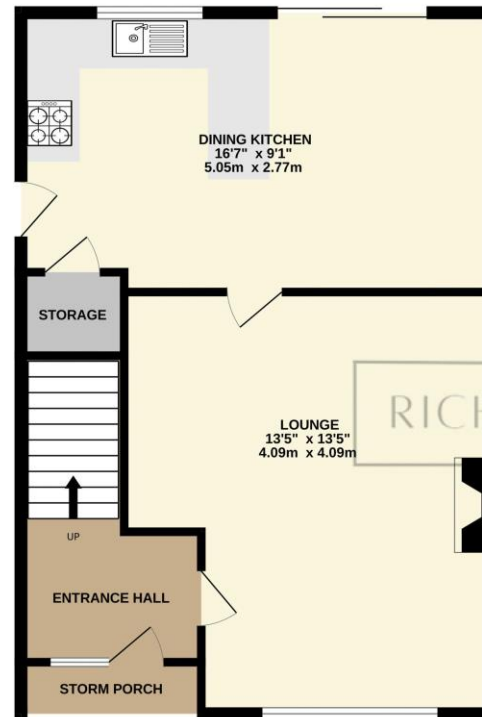
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COUNCIL TAX BAND: **C**

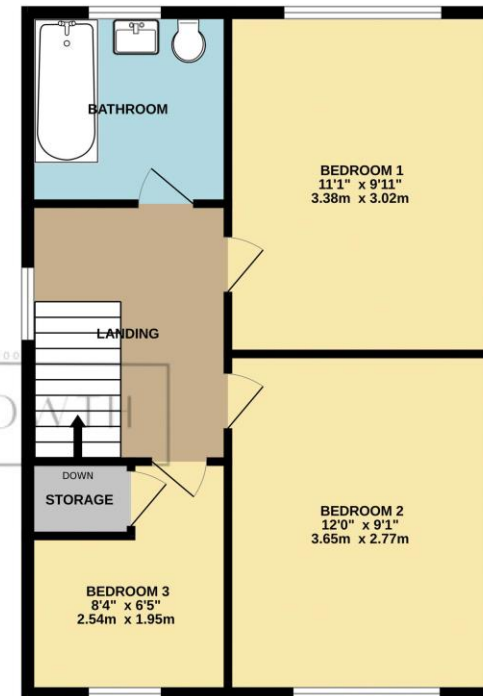
SERVICES (NOT TESTED): **All mains services are connected to the property.**

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.
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DIRECTIONS: 32 Curzon Road, Poynton, Cheshire, SK12 1YE

From Poynton village, travel along Park Lane and take the first right onto Bulkeley Road. Continue ahead, then turn left onto Dickens Lane. Take the next right onto Vernon Road, followed immediately by a left onto Micawber Road. The property will be on Curzon Road, the first turning on the right.

WHAT3WORDS:
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TO VIEW:

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