



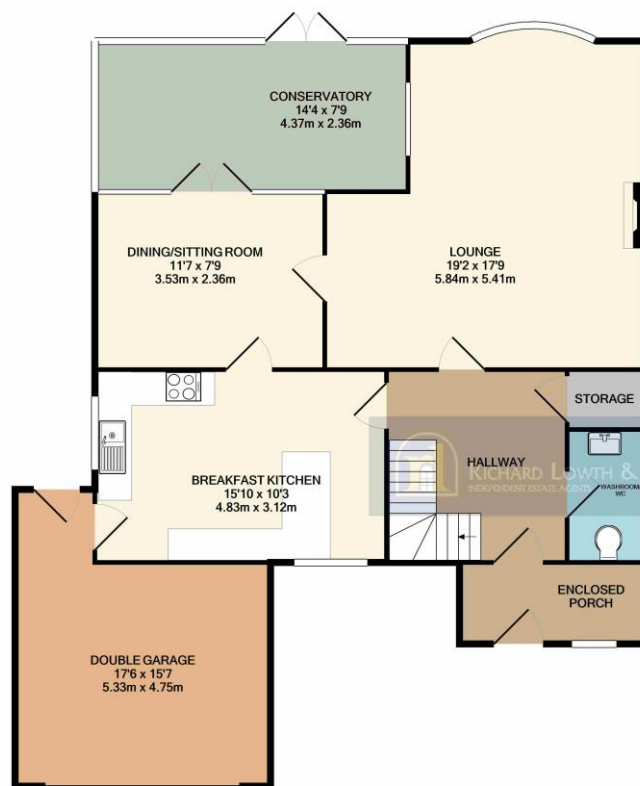
24 Siddington Road, Poynton, Cheshire, SK12 1SX



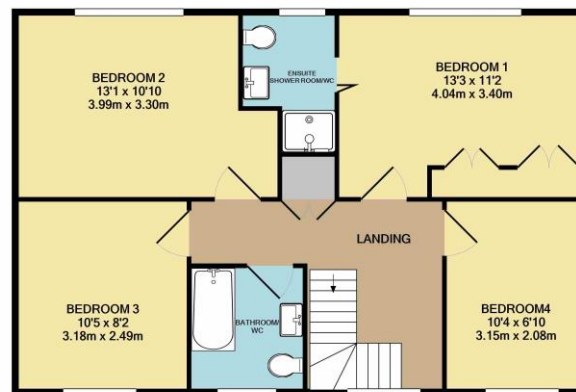
RICHARD LOWTH & Co  
INDEPENDENT ESTATE AGENTS







GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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# 24 Siddington Road, Poynton, Cheshire, SK12 1SX

Price: £650,000

This splendid, nicely improved and extended larger style detached family home offers spacious, well designed accommodation which is located within a highly regarded district of the village and enjoys a lovely south facing rear aspect over the garden and adjoining school playing fields.

The development itself is at the top end of Dickens Lane, being close to open countryside and lovely walks, whilst still remaining convenient for the village centre and well respected Primary and High School.

The property has a number of very memorable features to accommodation which in brief features an enclosed porch, attractive hallway with galleried staircase and useful cloaks cupboard. There is a modern fitted washroom/wc, very spacious extended living room with feature fireplace and living flame fire, dining/sitting room with attractive wood style flooring and double doors leading into a quality conservatory which itself has double doors out onto the garden. There is a very attractive breakfast kitchen with Intoto units and finished with black quartz style worktops.

To the first floor, there are four good sized bedrooms, bedroom one having a modern en-suite shower room/wc complete with power shower and there is an equally well fitted family bathroom/wc. There is a good quality foldaway ladder to the useful loft area.

The property has gas fired central heating and the majority of windows are UPVC.

The driveway provides good parking and there is a useful double garage with remote-controlled front door.

There are pleasant lawned garden, the rear being south west facing.







## CONTACT

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## Further Information

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

Local Authority:  
Cheshire East Council. For more information on the local area and services log onto  
<http://www.cheshireeast.gov.uk/home.aspx>

Council Tax Band: F

Postcode: SK12 1SX

Energy Performance Rating: TBC

Tenure: Understood to be Freehold.