





Welcome to

60 Barnaby Road, Poynton, Cheshire, SK12 1LR



A very well cared for and tastefully presented 3-bedroom semi-detached home, enjoying beautifully tended gardens and a pleasant position close to a lovely communal green area. This attractive home offers well designed and thoughtfully planned accommodation throughout and is ideal for a range of buyers seeking a home ready to move straight into. On entering, there is a lovely, neat front garden leading to the welcoming hallway which gives access to a convenient ground floor washroom/wc, which also houses the boiler. The kitchen, overlooking the front garden, is neatly fitted with a range of cabinets and work surfaces. To the rear, is a spacious and well decorated living/dining room, featuring an attractive fireplace and provides lovely views over the private rear garden, creating an ideal space for both relaxing and entertaining.



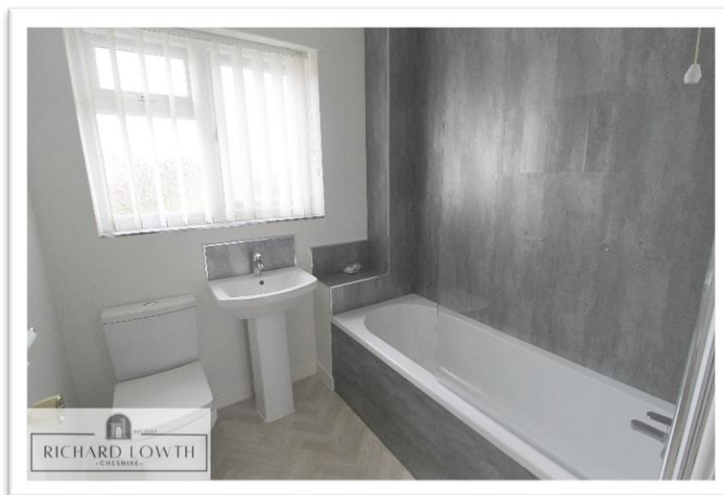


- Very well cared for & well presented semi-detached
- Spacious living/dining room with feature fireplace
 - 3 well proportioned bedrooms
 - Stylish bathroom/wc
 - Downstairs washroom/wc
- Beautifully tended, private rear garden
 - Detached brick built garage
 - Driveway parking
- Close to communal green area
 - No onward chain



To the first floor...

the landing benefits from a useful, large airing cupboard with radiator. There are three well proportioned bedrooms, all of which have been tastefully decorated and fitted with carpets. The third bedroom also benefits from a useful built-in storage cupboard. The attractive bathroom/wc is appointed with a modern white suite, quality shower with glazed screen and complemented by stylish grey wall tiling.



Outside...

the property continues to impress with neat lawned gardens to both the front and rear. The rear garden in particular is of a good size, beautifully maintained and offers a high degree of privacy and security. To the rear, there is also driveway parking and a detached brick-built garage, which offers excellent potential for use as a workshop, hobby space or garden room. This property also benefits from gas fired central heating, UPVC double glazing and the added advantage of being offered with no onward chain. An early viewing is highly recommended to fully appreciate everything this home has to offer.



MORE TO EXPLORE

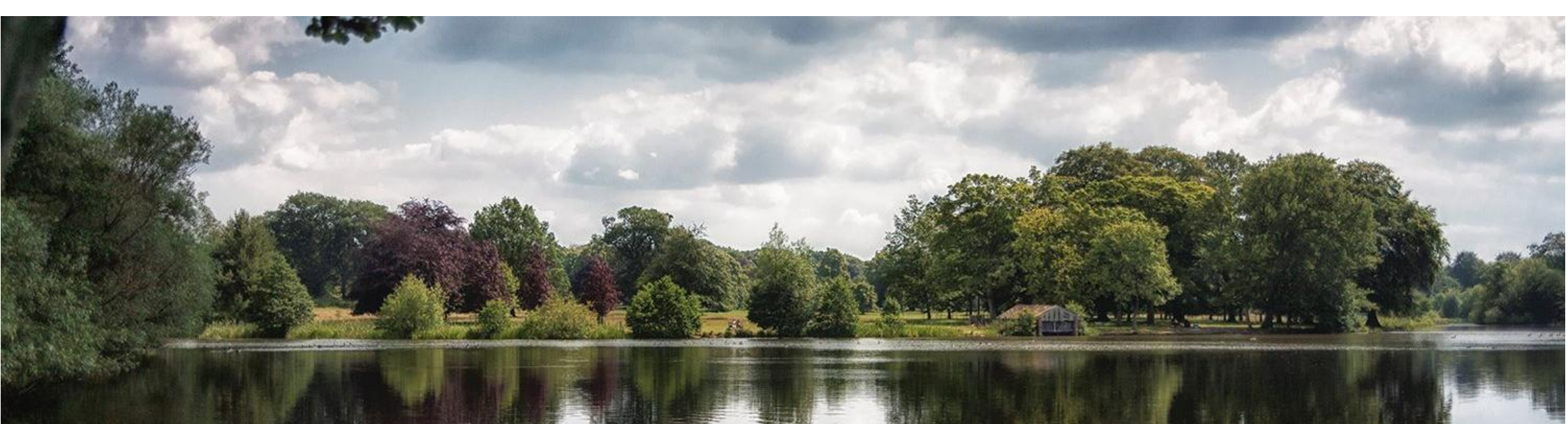
Poynton Village is a vibrant, historic community nestled in the heart of Cheshire, ideally situated between Stockport and Macclesfield. With roots tracing back to the coal mining industry that once defined the area, Poynton has since evolved into a lively and attractive village that seamlessly combines 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?

enjoy a catch-up at one of the village's lovely independent cafés, such as Cofano Caffé, Clay Coffee House or Poynton Tea Room.



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?

Poynton has plenty of choice when it comes to eating out and enjoying a drink: Gochu offers Japanese-inspired dining, Cielo Italiano Restaurant and Bar and The Social Trattoria, Appayon Indian Restaurant or The Poynton Pakora.



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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

POST CODE: **SK12 1LR**

TENURE: **FREEHOLD**

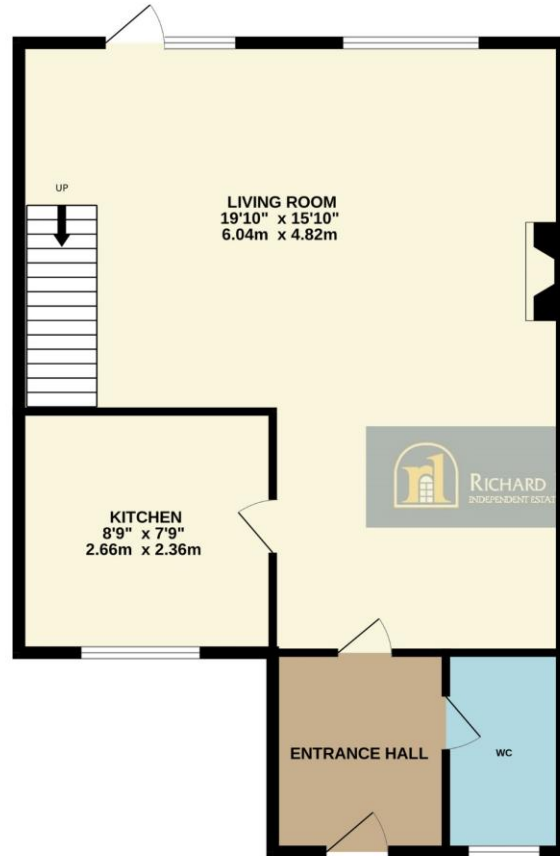
ENERGY PERFORMANCE CERTIFICATE: **C**

COUNCIL TAX BAND: **C**

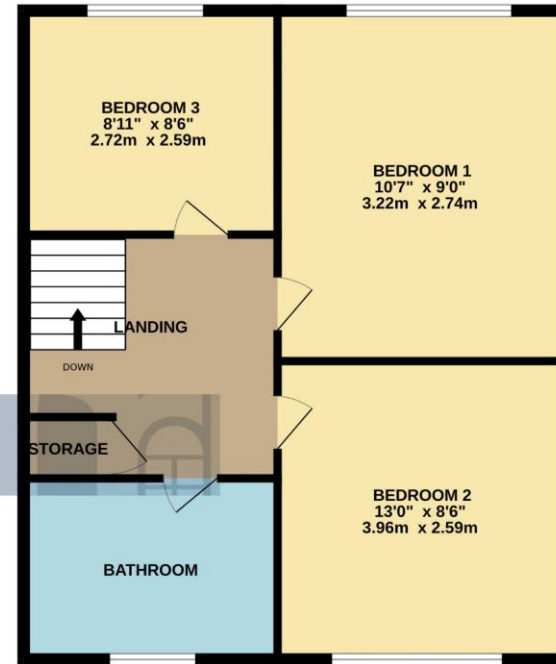
SERVICES (NOT TESTED): **All mains services are connected to the property.**

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: 60 Barnaby Road, Poynton, Cheshire, SK12 1LR

From Poynton village, proceed along London Road South. At the next mini-roundabout turn left onto Dickens Lane, then first right onto Copperfield Road and first right again onto Barnaby Road. Continue along Barnaby Road where No. 60 can be found on the right-hand side.

WHAT3WORDS:
[///novelists.kneeled.exams](http://novelists.kneeled.exams)

TO VIEW:

Call: 01625 859911 | 0161 439 1970 | 07866 269551 | Email: sales@richardlowth.co.uk

