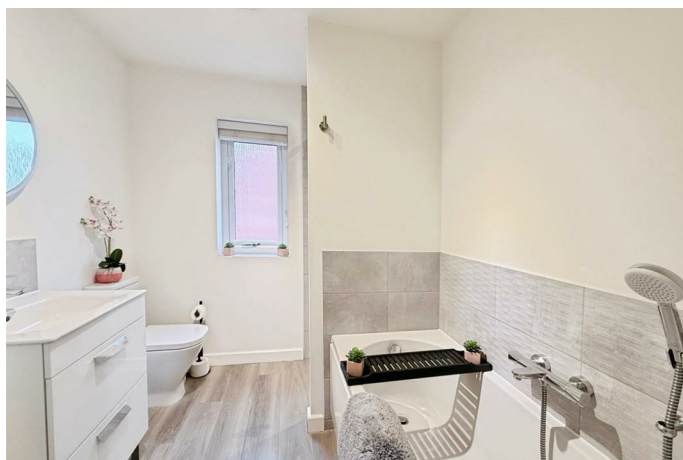


4 Brocklehurst Crescent

Poynton, Cheshire, SK12 1FH



mosley jarman



4 Brocklehurst Crescent, Poynton, Cheshire, SK12 1FH

£440,000

A superbly presented and stylish three-bedroom, two-bathroom semi-detached home, forming part of a recently constructed development by Bloor Homes. Ideally positioned between Bramhall and Poynton, the property also benefits from convenient access to the A555.

The home features uPVC double glazing, gas-fired central heating, CCTV security cameras, EV car charging port, off-road parking for several vehicles, boarded loft with light and ladder access, a utility room, downstairs WC and a generously sized south-facing rear garden. The property is still within the NHBC warranty and also offered to the market with NO ONWARDS CHAIN.

The accommodation briefly comprises: an inviting entrance hallway, a spacious living room, and a stunning dining kitchen fitted with matching wall and base units, ample space for dining and entertaining, and French doors opening onto the rear garden. With its south aspect, the kitchen enjoys an abundance of natural light, creating a fantastic and welcoming living space. A separate utility room and downstairs WC further enhance the practicality of the home, making it ideal for families.

To the first floor, a landing provides access to three well-proportioned bedrooms. The master bedroom benefits from fitted wardrobes and a stylish en-suite shower room, while the second bedroom also features fitted wardrobes. A contemporary family bathroom completes the accommodation, offering both a walk-in shower and a separate bath.

- A superbly presented and stylish semi-detached family home
- Forming part of a recently constructed development by Bloor Homes
- Excellent transport links with convenient access to the A555
- Southerly facing rear garden with high quality artificial lawn
- Upgraded CCTV security system and EV charger port
- Three bedrooms and two bathrooms (one en-suite)
- Ideally located between Bramhall and Poynton
- uPVC double glazing throughout and gas-fired central heating
- Separate utility room and downstairs WC
- NO ONWARDS CHAIN



The Grounds and Gardens

To the front of the property, a mature hedge provides an excellent degree of privacy, along with a private driveway running down the side of the house offering off-road parking. To the rear, there is a well-maintained garden, predominantly laid to lawn with high quality artificial lawn, complemented by a patio area ideal for outdoor entertaining and a garden shed providing useful storage.

The Location

Poynton is a popular and thriving village located on the edge of Cheshire, close to the Greater Manchester border. Known for its excellent commuter links to Manchester and Macclesfield, it offers a blend of semi-rural charm and modern convenience. The village centre provides a range of independent shops, cafés, restaurants and supermarkets, while the innovative shared space traffic system has enhanced both accessibility and community feel. Poynton is also well regarded for its schools, scenic walking routes and access to green space, including Lyme Park and the Middlewood Way, making it particularly attractive to families and professionals alike.

Important Information

Heating - Gas central heating (radiators)
Mains - Gas, Electric, waters and drains

Property Construction- Brick built with tiled roof

Flood Risk - Very Low Risk (Surface water), Very Low Risk (sea and rivers)**

Water Meter - yes

Freehold

Broadband providers - FTTP (Fibre to the Premises). You may also be able to obtain broadband service from these Fixed Wireless Access providers covering your area for EE & Three.

Mobile providers- Mobile coverage at the property available with all main providers*.

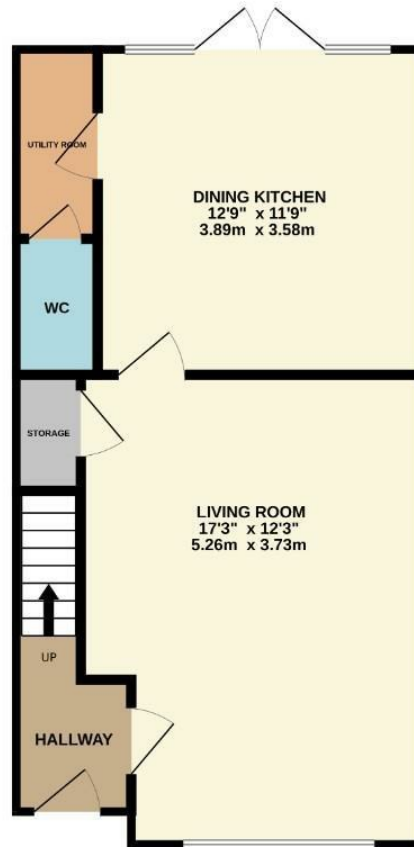
N.B Under the Estate Agents Act 1979 it is our duty to inform you that our client selling this property is related to a member of staff at Mosley Jarman.

**Information provided by Ofcom checker and isn't guaranteed. Mosley Jarman take no responsibility for inaccuracies and advise potential buyers to do their own checks before committing to purchase.

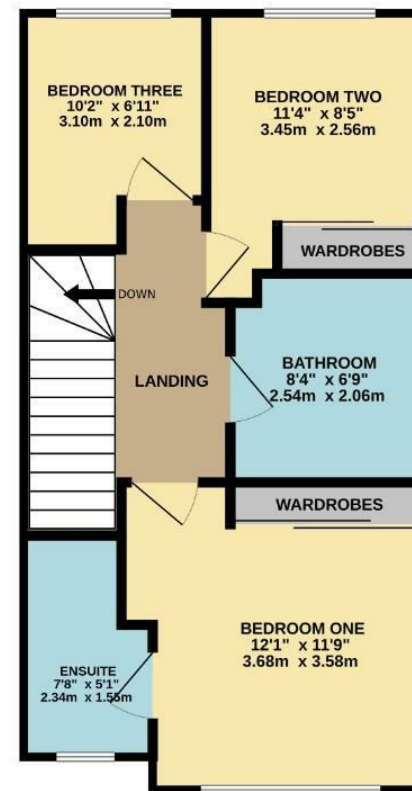
** Information provided by GOV.UK

Postcode: **SK12 1FH**
What 3 Words: **heave.runs.minute**
Council Tax Band: **D**
EPC Rating: **B**
Tenure: **Freehold**

GROUND FLOOR
454 sq.ft. (42.2 sq.m.) approx.



1ST FLOOR
443 sq.ft. (41.1 sq.m.) approx.



TOTAL FLOOR AREA : 897 sq.ft. (83.4 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.
Made with Metropix 5/2025

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