

ANY
PART EXCHANGE
WELCOME



Brookdale Road
Bramhall. SK7 2NW

SHRIGLEY ROSE & CO
Bespoke Estate Agents



Brookdale Road, Bramhall. SK7 2NW

Gorgeous Family Home - Refurbished Four Bedroom Detached Home, situated on a Generous Plot close to Happy Valley & Bramhall Park with Beautiful Gardens and a Large Driveway. This is a Quality property within Walking Distance to Bramhall Village & Train Station

Situated on a private, quiet road with beautiful green views to Bramhall Park, on approach you'll immediately notice the tranquil surroundings and the added benefit of the home being completely private, both front and back. The driveway comfortably accommodates four cars in front of the integral garage, which features an electric door and is divided into two parts – half for storage and half for a shower room. The charming front garden is impeccably landscaped, with neatly trimmed hedges and a lovely stone wall, offering additional off-road parking.

Entering through the original part-stained glass front door, complete with a handy porch, you are welcomed into a spacious hallway with solid oak parquet flooring. To your right are two doors. The first opens to the spacious front lounge, a light-filled space with high ceilings and large stained-glass windows that add a touch of elegance. A log fire and plush carpeting create a cosy, inviting atmosphere – perfect for family movie nights.

A door leads into an open dining area and rear lounge/family room, featuring sliding doors that open out to a beautiful mature garden. This area is warmed by a second log burner and provides ample space for relaxing or entertaining. It's the perfect spot for morning coffee with the sun streaming in through the doors. With plenty of room for a large dining table, this space can easily double as a playroom or secondary living area.

The south facing garden is a true highlight, beginning with a large paved patio ideal for sunbathing or hosting BBQs. Steps lead down to a private, secure, and well-established garden filled with mature trees, including apple, maple, and cypress, alongside a variety of colourful shrubs and plants. A second patio area at the rear provides a peaceful retreat, with the south-facing garden bathed in sunlight all day.

Inside, the high-spec kitchen features a tiled floor and ample walnut cabinetry, offering generous storage space. Dual-aspect windows keep the kitchen bright, with integrated Miele and AEG appliances, including a double oven, microwave, 70/30 fridge-freezer, dishwasher, and a utility drawer. A stunning Corian breakfast bar and splashbacks complete the look, making this the perfect space for family breakfasts or casual entertaining. A side access door leads directly to the garden.







Brookdale Road, Bramhall. SK7 2NW

Adjacent to the kitchen is a modern downstairs shower room, tiled with stylish cement tiles, providing convenience for guests or extra space for larger families. Throughout this beautiful home, original 1930s features such as internal doors with original handles, stained-glass windows, parquet flooring, and ceiling coving add charm and character. Upstairs, the wide staircase leads to a landing with three double bedrooms and a versatile office/bedroom. The master bedroom at the rear of the home offers fitted wardrobes, a dressing table, and a large bay window with a private view – the perfect retreat. Three additional bright and airy bedrooms at the front of the house, one with a skylight, provide ample space for family or guests. A luxurious family bathroom, tiled with elegant porcelain, features a freestanding roll-top bath, separate shower, and underfloor heating, with natural light pouring in from a skylight. A separate, stylishly decorated toilet completes the upstairs accommodation. Located close to highly sought-after schools, local amenities, leisure facilities, and excellent transport links, this property is perfect for families. Nearby villages like Bramhall, Cheadle Hulme, and Hazel Grove are just a short drive away, and dog walkers will love the proximity to Happy Valley and Bramhall Park. This quality home truly offers a perfect blend of period charm and modern comfort, ready to move in and enjoy.

The Current Owners Love:

- The location, being able to hop over the road to the park, and walk to school and Bramhall Village
- How bright and airy the house is with it being south facing with large windows throughout
- Establish rear garden and each room has gorgeous views onto it

We Have Noticed:

- This home is ideally located, offering the perfect blend of tranquillity on a quiet road with the convenience of being close to parks and all essential amenities.
- We love the immaculate, modern high-end interior combined with charming 1930s period features like the original stained glass, doors, and door handles.
- The rear garden is incredibly peaceful and lush, surrounded by trees and shrubs. The blend of birdsong and occasional wildlife creates a serene connection to nature.





Key Features:

- A stylish Villeroy & Boch family bathroom with a free standing roll bath
- Immaculate Refurbished Four-Bedroom Detached Home on a generous plot near Happy Valley & Bramhall Park
- Walking distance to Bramhall Village and train station, close to top-rated schools, leisure facilities, and motorway links
- A versatile open plan lounge/kitchen and diner
- Large, spacious and bright rooms throughout
- Quiet road, not overlooked from front or back, with nearby parks and nature walks perfect for outdoor enthusiasts
- A beautiful well established South facing at the rear with a large patio and lawn area
- Original 1930s stained glass, parquet flooring, ceiling coving, and doors
- With a handy downstairs modern shower room

Tenure: Freehold

Council Tax Band: E

Possession: Vacant possession upon completion

Total Floor Area: 1466

Viewing: Strictly by appointment only through Shrigley Rose & Co



Property Summary:

Entrance Hall 14'0" x 6'0" (4.27m x 1.83m)

Living Room 11'5" x 10'10" (3.48m x 3.3m)

Lounge/Diner 24'0" x 15'0" (7.32m x 4.57m)

Kitchen 14'10" x 10'10" (4.52m x 3.3m)

Shower Room 8'10" x 7'5" (2.69m x 2.26m)

Garage 8'10" x 6'7" (2.69m x 2.01m)

Bedroom 1 15'5" x 10'9" (4.7m x 3.28m)

Bedroom 2 11'5" x 10'9" (3.48m x 3.28m)

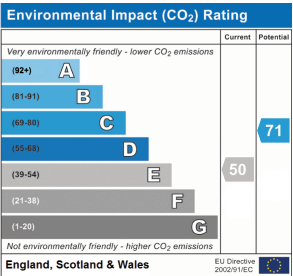
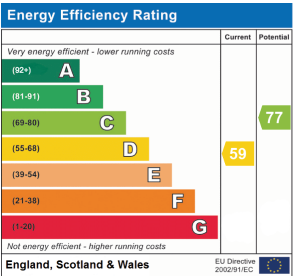
Bedroom 3 14'10" x 7'10" (4.52m x 2.39m)

Office 7'10" x 6'5" (2.39m x 1.96m)

Landing 14'10" x 11'1" (4.52m x 3.38m)

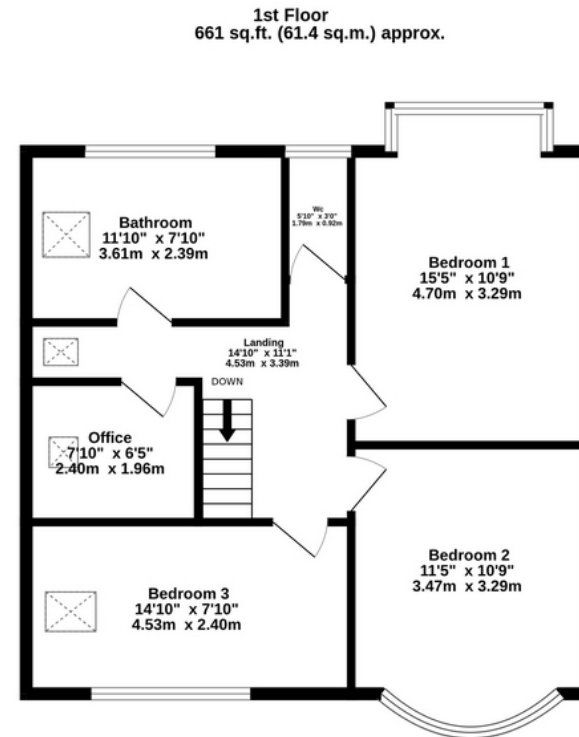
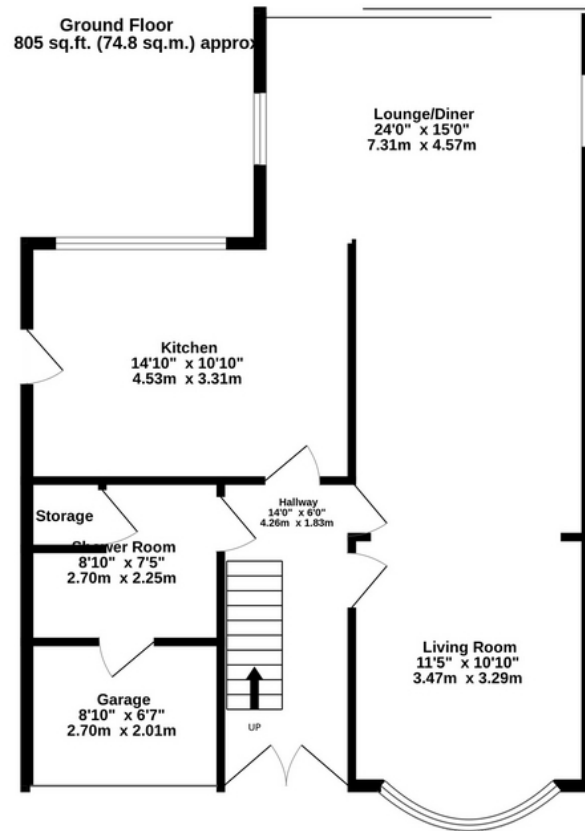
Bathroom 11'10" x 7'10" (3.61m x 2.39m)

W/C 5'10" x 7'10" (1.78m x 2.39m)





DID YOU KNOW...? YOU CAN PART EXCHANGE YOUR CURRENT HOME FOR THIS PROPERTY... HASSLE FREE.



TOTAL FLOOR AREA : 1466 sq.ft. (136.2 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 ©2024



4 Ravenoak Road, Cheadle Hulme, SK8 7DL

Tel: 0161 425 7878

Email: hello@shrigley-rose.co.uk

www.shrigley-rose.co.uk

MONEY LAUNDERING REGULATIONS 2017 Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale. THE PROPERTY MISDESCRIPTIONS ACT 1991 We have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars, whilst believed to be accurate are set out as a general guideline and do not constitute any part of an offer or contract. Intending Purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy.