

ANY
PART EXCHANGE
WELCOME



North Park Road
Bramhall, SK7 3JS

SHRIGLEY ROSE & CO
Bespoke Estate Agents





Welcome to this stunning 1930s semi-detached home, featuring three spacious double bedrooms and charming period details. Immaculately presented and in exceptional condition, this beautiful property is ready to move into, offering the perfect blend of character and modern comfort.

Upon entering this charming 1930s home, you are welcomed by a spacious and convenient hallway, setting the tone for the rest of the beautifully presented property. Its generous layout provides a warm and inviting first impression, perfect for family living. Off the hallway, you will also find a spacious and convenient downstairs WC, adding practicality to this beautifully designed home.

Entering the dining room, you are welcomed into a bright and elegant space, beautifully illuminated by a stunning bay window at the front. This charming feature enhances the room's natural light, creating a warm and inviting atmosphere perfect for both family meals and entertaining.

Step into the beautiful living room, another bright and inviting space featuring large bay windows overlooking the garden. This charming room is made even more cosy and welcoming with the addition of a new log burner, perfect for relaxing evenings in.

Now to the kitchen, a bright and airy double-aspect room, perfect for all your cooking needs. Thoughtfully designed and equipped with integrated appliances, it also features a convenient side door leading to the outside, adding ease of access to the garden.

Located in an outbuilding downstairs, you'll find access to a handy garage space, as well as a separate room perfect for use as a home office, gym, or additional living area. This versatile space offers plenty of potential to suit your lifestyle needs.

Heading upstairs, you will find a spacious and bright landing area with access to the three generous double bedrooms. The main bedroom features a bay window overlooking the garden, while the second bedroom also boasts a bay window to the front aspect. The third bedroom, another double room, is located at the rear, offering a lovely view of the garden.

Upstairs, you'll also find the main bathroom, featuring a wash basin, WC, and a bath with a shower overhead. The space is finished with neutral and modern fittings, creating a clean and stylish atmosphere.

Heading outside, on arrival, you'll be greeted by a newly block-paved driveway offering generous space for multiple vehicles. Gates lead to the rear westerly-facing garden, which displays a beautiful block-paved patio area, perfect for outdoor entertaining, and a large, well-maintained lawned area ideal for family activities or relaxing in the sun.

When it comes to location, this home truly excels. Situated close to local shops and all essential amenities, it's also within walking distance of Bramhall village. Plus, you're just a stone's throw away from the stunning Bramhall Park and the picturesque Happy Valley, offering the perfect balance of convenience and natural beauty.

This home is within the catchment area for Nevill Road Primary and Junior School, as well as Bramhall High School, making it an ideal choice for families with school-age children or couples with a family in mind for the future..



THE TRAVEL ATLAS



The Current Owners Love:

- The good sized rooms in the house that are lovely and bright.
- The rear patio which is a sun trap due to it being westerly facing so you get the sun the majority of the day.
- The close proximity to Bramall Park and Ladybrook Valley only a 5 minute walk away which is unbeatable.

We Have Noticed:

- More spacious than your typical semi-detached home in the area, this impressive property showcases generously sized rooms throughout, including three well-proportioned double bedrooms.
- The stunning westerly-facing garden is a true sun trap, soaking up sunlight throughout the day and into the evening—perfect for outdoor relaxation and entertaining.
- Perfectly located with excellent proximity to shops and amenities, this home offers convenience and charm. As an added bonus, it's just a stone's throw from the beautiful Bramall Park and the picturesque Happy Valley, ideal for scenic walks and outdoor enjoyment.





Key Features:

- 1930's three DOUBLE bedroom semi-detached home
- Plenty of off-road parking, ensuring ease and convenience for multiple vehicles
- An immaculately presented, turn-key home ready to move into
- Catchment for Nevill Road Primary School and Bramhall High School
- Well maintained WESTERLEY facing garden ensuring you can catch the sun all day
- Additional living accommodation to the rear, providing versatile space for a home office, playroom, or gym.

Tenure: Freehold

Council Tax Band: D

Possession: Vacant possession upon completion

Total Floor Area: 1400

Viewing: Strictly by appointment only through Shrigley Rose & Co



Property Summary:

GROUND FLOOR

Hallway 7'5" x 15'0" (2.26m x 4.57m)

Dining Room 12'5" x 13'5" (3.78m x 4.09m)

Living Room 12'5" x 16'5" (3.78m x 5m)

Kitchen 9'5" x 10'5" (2.87m x 3.18m)

WC 4'0" x 8'0" (1.22m x 2.44m)

Study 10'5" x 13'5" (3.18m x 4.09m)

Garage 10'5" x 10'0" (3.18m x 3.05m)

FIRST FLOOR

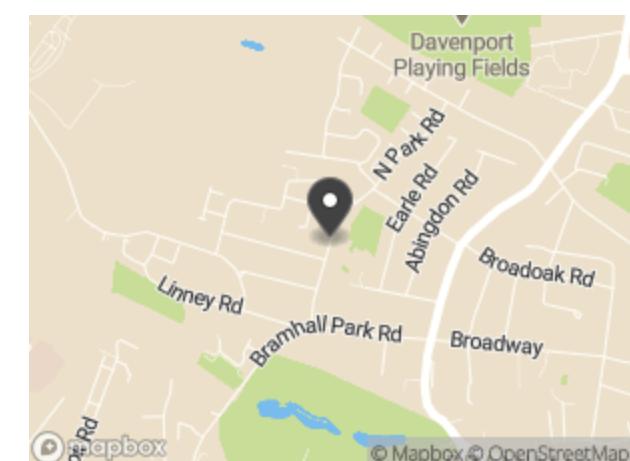
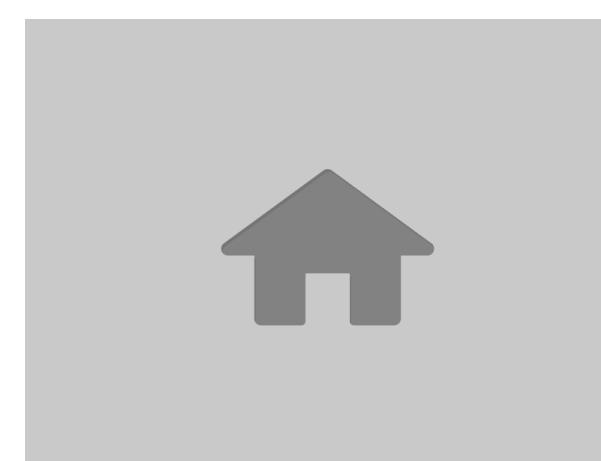
Landing 7'5" x 8'0" (2.26m x 2.44m)

Bedroom One 12'5" x 16'5" (3.78m x 5m)

Bedroom Two 12'5" x 13'5" (3.78m x 4.09m)

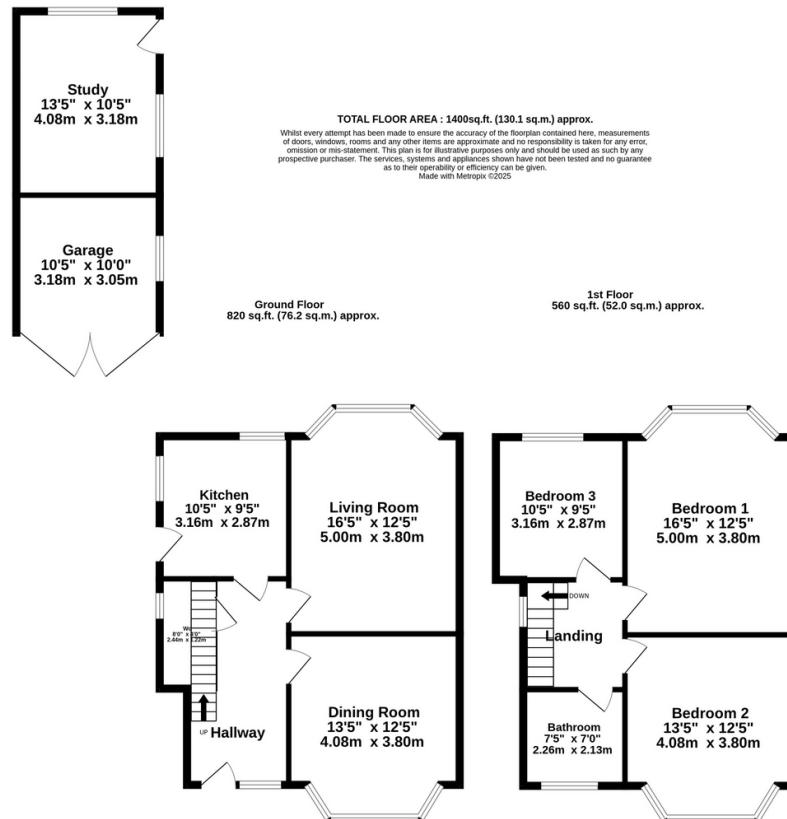
Bedroom Three 9'5" x 10'5" (2.87m x 3.18m)

Bathroom 7'5" x 7'0" (2.26m x 2.13m)





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



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