



BROADWAY

BRAMHALL STOCKPORT



SETTLE INTO YOUR SURROUNDINGS

A perfect family home located in an idyllic cul-de-sac position within a highly sought-after area of Bramhall. This wonderful, 6 double bedroom – 5 bathroom, 5,300 Sq. Ft. detached home is full of charisma and style. Offering the new owners an impressive amount of living space with 4 reception rooms plus a spacious home office and utility room. This home has been thoughtfully and comprehensively remodelled and refurbished to an exacting standard throughout via a local renowned architect and sits within the bounds of mature trees providing you with an ideal safe environment to raise a family.

“We’re in a lovely spot in a quiet cul-de-sac”.





EXPLORING THE GROUNDS

To the front of the property there is a practical in & out driveway with room for multiple vehicles incorporating areas of landscaping with various plants and mature greenery, adding to the privacy of this home.

The rear, south-facing, garden of this property offers a safe place to relax in the evening time enclosed by modern fencing and mature trees with a blend of lawn and bark areas for the whole family to enjoy with the additional benefit of raised composite decking which spans the rear of the property.

“We love sitting out in the garden”.

STEP INSIDE

Upon entering this warm home you will be pleased to discover a welcoming reception hallway with a modern WC and a spacious walk in cloakroom. To the left of the reception hall is a spacious home office which welcomes plenty of natural light. To the right of the reception hall is an elegant formal lounge with built in fireplace and a bay window to the front.

“There’s plenty to discover as you work your way through the home”.





THE HEART OF THE HOME

Moving further into the home you will find an exquisite open plan modern kitchen and informal dining room with great views of the ample rear garden and surrounding greenery. The kitchen is adorned with high quality units with top of the range integrated appliances. Next to the kitchen is a fully fitted and versatile utility room and outdoor access to the side of the property. Off the kitchen via glass doors is a formal dining room with sky light (currently used as a games room) which offers access onto the decking area in the rear garden via bi-fold doors.

“A wonderful place to
create new memories”.



FLEXIBLE MODERN LIVING

Moving back through the kitchen and informal dining area you will find yourself in a spacious sitting area, a great place for the whole family to appreciate. You can exit this sophisticated living area via two lots of bi-fold doors into the first of 2 seating areas on the decking area of the garden. There's also the addition of further storage.

Underfloor heating runs through the whole ground floor of this wonderful home.

“It's a great space for the whole family”.





MOVING UPSTAIRS

From the roomy landing area on the first floor, you will find six double bedrooms – 4 of them with their own en-suite and an attractive family bathroom. As well as having their own en-suite, 2 of the bedrooms also benefit from their own dressing rooms.

The extraordinary master bedroom with a fully fitted, walk in, dressing rooms benefits from a fabulous 4-piece en-suite.

“Each room is like a little sanctuary for each family member to escape too”.





THE LOCAL AREA

This home is among an interesting mix of executive property styles adding to the unique feel of the area. Within a short drive you will be in the centre of Bramhall itself with its notable range of shops, cafes and much desired restaurants. Local respected schools serve all ages and there's great access to Manchester Airport, Manchester City Centre and further afield. Popular landmarks & activities for the family such as Bramhall Park are just a short distance away.

“Lovely community”

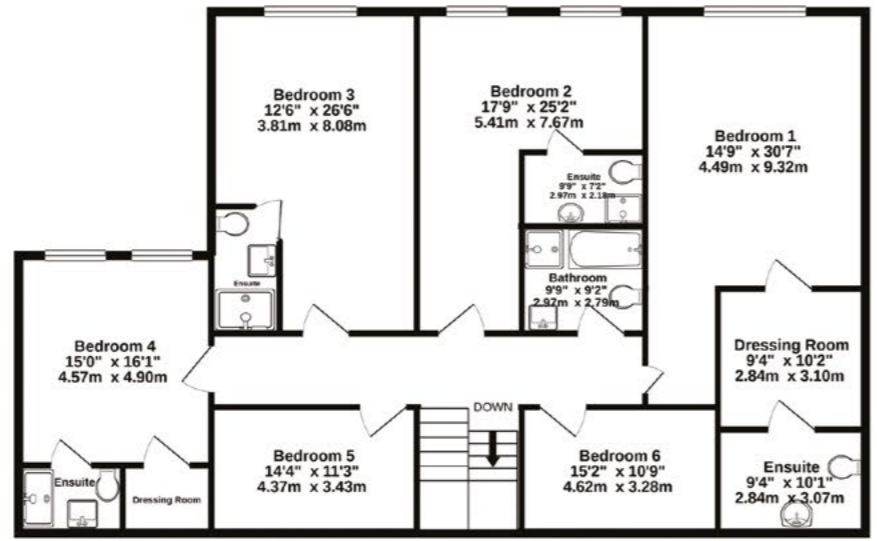
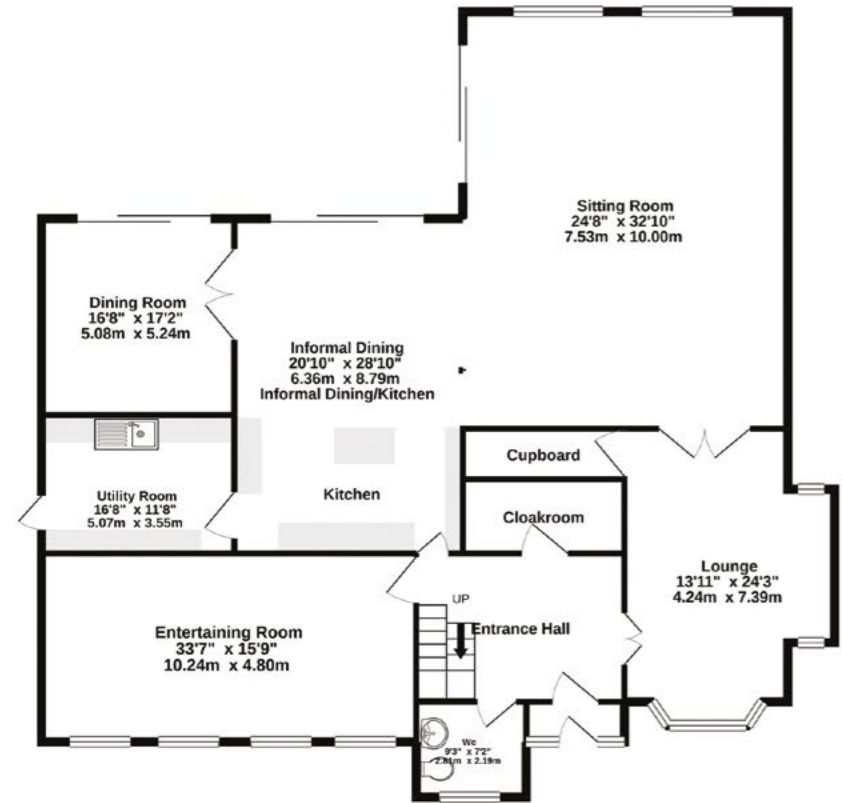




FLOOR PLAN

Ground floor
3121 sq.ft. (290.0 sq.m.) approx.

1st floor
2196 sq.ft. (204.0 sq.m.) approx.



TOTAL FLOOR AREA : 5317 sq.ft. (494.0 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.
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LET'S GET INTIMATE

- Highly coveted location
- 6 double bedrooms with 4 en-suites
- Private rear garden for the whole family to enjoy
- Private parking for 4+ vehicles
- 4 reception rooms
- Immaculately presented throughout
- Council tax band G

APPROXIMATE GROSS INTERNAL AREA

Main residence = 5316 Sq. Ft.
Ground floor = 3121 Sq. Ft
First floor = 2195 Sq. Ft.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	80 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		





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