

ANY
PART EXCHANGE
WELCOME



Hillcrest Road
Bramhall, SK7 3AD

SHRIGLEY ROSE & CO
Bespoke Estate Agents



Hillcrest Road, Bramhall, SK7 3AD

Any Part Exchange Welcome. Hillcrest Road is an ideal location for a family; Bramhall Park is only a few minutes away.

This beautiful family home has plenty of living space throughout. On entering, you are welcomed by a large, open hallway leading off into the heart of the home. The lounge is extremely cosy and has a lovely, homely feel. Double doors lead through into the dining room which is a perfect multi-functional room. From the dining room you can enter the conservatory, which overlooks the well maintained rear garden, it could also be the perfect space for a home office. The dining kitchen is also a great room in this home as it is nice and open plan, ideal for entertaining or spending time with family. The ground floor also benefits from a home gym, utility room, and the large private garden with plenty of outdoor space.

This home is beautifully finished throughout. The first floor comprises of four double bedrooms as well as the family bathroom. The striking master suite benefits from a large ensuite and a walk-in wardrobe - giving you the perfect excuse to buy more clothes! The three other bedrooms are a great size, one also has a spacious ensuite.

The driveway provides ample parking for 3 vehicles, as well as there being plenty of off road parking available! This home is in a prime location in Bramhall with easy access to everything you need, as well as being walking distance to Bramhall Park and Happy Valley, what more could you need!

The Current Owners Love:

- In the afternoon the sun comes over and lights up the whole garden. We've enjoyed so much family time in this space which feels so private also.
- All of the bedrooms are a great size which meant adding en-suites & walk in wardrobes was easy as there's ample room.
- The lounge into playroom has been a great living space.

We Have Noticed:

- The open plan living kitchen is the heart of the home, perfect for entertaining.
- It is beautifully finished throughout and ready to move into!
- The large private garden is ideal, perfect for kids to play in as well as being the perfect BBQ spot!







Key Features:

- Modern Detached Home
- Walking Distance To Bramhall Park & Happy Valley
- Beautifully Finished Throughout
- Any Part Exchange Welcome
- Ample Parking
- Great Storage

Tenure: Leasehold

Council Tax Band: G

Possession: Vacant possession upon completion

Viewing: Strictly by appointment only through Shrigley Rose

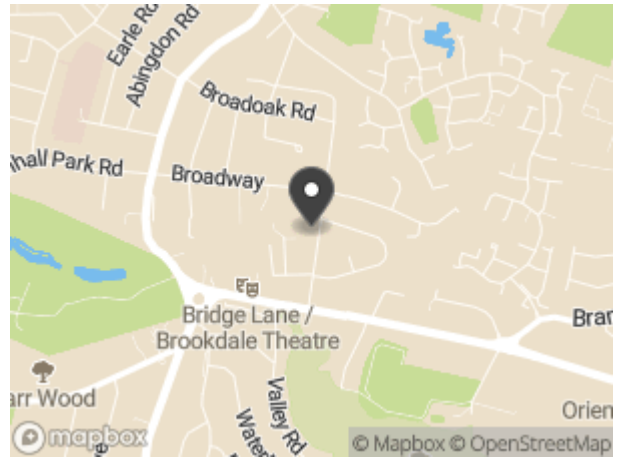
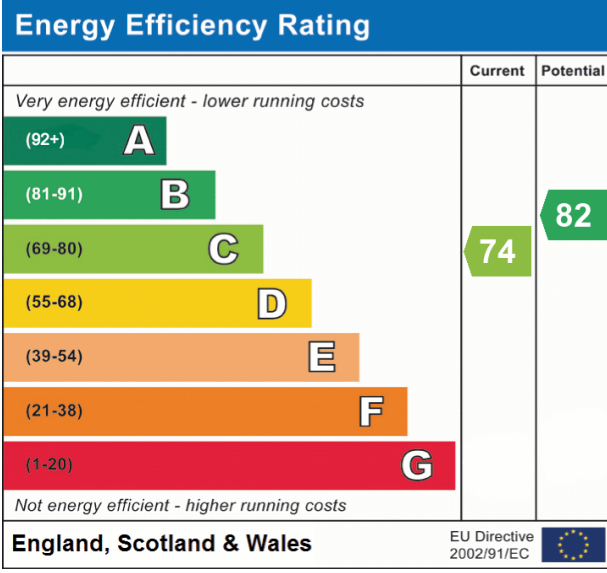
Property Summary:

Ground Floor

- Porch** 8'0" x 4'2" (2.44m x 1.27m)
- Entrance Hall** 12'5" x 12'0" (3.78m x 3.66m)
- WC** 7'3" x 6'6" (2.21m x 1.98m)
- Lounge** 17'4" x 14'11" (5.28m x 4.55m)
- Dining Room** 20'2" x 9'9" (6.15m x 2.97m)
- Conservatory** 21'10" x 10'4" (6.65m x 3.15m)
- Dining Kitchen** 23'3" x 9'2" (7.09m x 2.79m)
- Garage/Gym** 16'4" x 15'10" (4.98m x 4.83m)
- Utility Room** 8'7" x 3'8" (2.62m x 1.12m)
- Laundry Room** 7'9" x 3'8" (2.36m x 1.12m)

First Floor

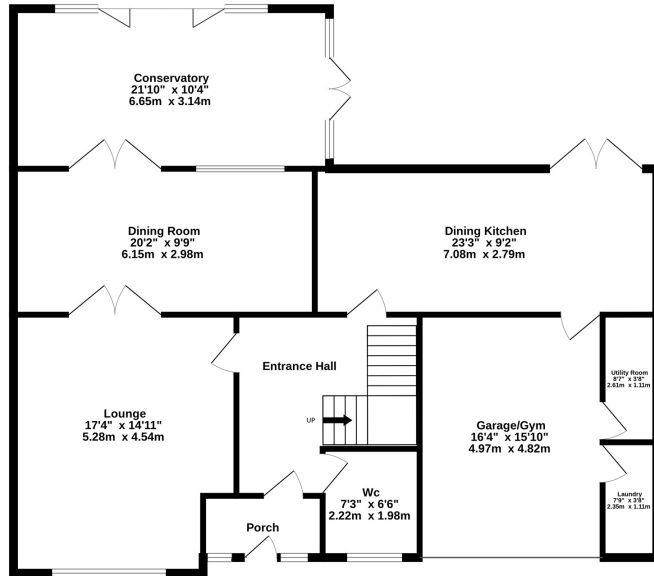
- Master Bedroom** 16'11" x 15'4" (5.16m x 4.67m)
- Ensuite** 12'1" x 8'4" (3.68m x 2.54m)
- Bedroom 2** 14'1" x 11'7" (4.29m x 3.53m)
- Ensuite 2** 11'6" x 2'10" (3.51m x 0.86m)
- Bedroom 3** 15'6" x 10'3" (4.72m x 3.12m)
- Bedroom 4** 15'4" x 10'3" (4.67m x 3.12m)
- Bathroom** 12'1" x 6'10" (3.68m x 2.08m)
- Landing** 15'6" x 11'11" (4.72m x 3.63m)



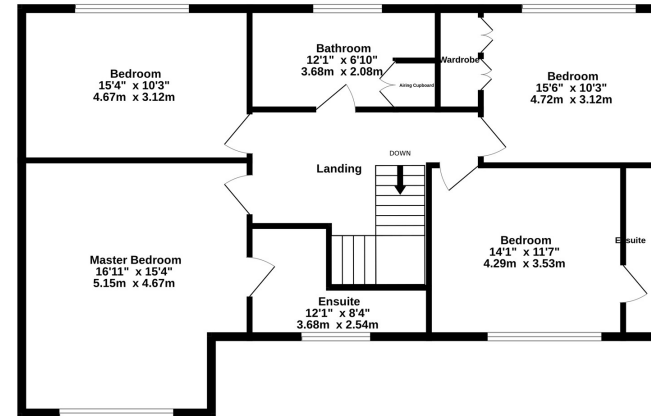


DID YOU KNOW...? YOU CAN PART EXCHANGE YOUR CURRENT HOME FOR THIS PROPERTY.. HASSLE FREE.

Ground floor
1363 sq.ft. (126.6 sq.m.) approx.



1st floor
1012 sq.ft. (94.0 sq.m.) approx.



TOTAL FLOOR AREA : 2374 sq.ft. (220.6 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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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.