

ANY
PART EXCHANGE
WELCOME



Bramley Road
Bramhall SK7 2DW

SHRIGLEY ROSE & CO
Bespoke Estate Agents



Bramley Road, Bramhall SK7 2DW

A truly stunning and recently refurbished three bedroom, two bathroom detached bungalow with planning consent for an additional one-bedroom detached bungalow. Situated on a highly sought after road in Bramhall. Walking distance of Bramhall Train Station and Bramhall Village which has an abundance of restaurants, café bars and shops. Catchment area for the outstanding Pownall Green Primary School and Bramhall High School.

You are welcomed by an useful in-out driveway, that also leads down the side of the home to a detached garage. Entering the home, you are greeted by the bright and airy hallway with French doors at the end opening onto the large garden. Immediately to your right is the living room with dual aspect windows creating a bright and open space. Back out to the hallway and again on your right is the stunning dining kitchen. Providing ample space for cooking, dining and entertaining guests. Here you'll find the large breakfast bar, integrated appliances and an abundance of cupboard space. The dining area has French doors opening on into the garden, inviting the outside in. Off the dining area is the main bedroom, which again has dual aspect windows and a stylish ensuite shower room. Further up the hallway is another two double bedrooms and a modern family bathroom with an over the bath shower. A large storage cupboard, providing the perfect space as a cloaks room or for all your cleaning utensils.

To the rear of this refurbished home is a hugely spacious well-established garden, with paving stoned patio area and a grass area. The double garage has two electric doors and door to the back. There is planning permission for this space to be turned into additional accommodation. Perfect for a growing family or as an annexe for relatives or family staying. Planning application reference DC/086431.

The Current Owners Love:

- Walking distance to Bramhall Village
- Potential for further development of accommodation including the garage to a granny annex
- Lovely road with different style of properties on

We Have Noticed:

- A perfect turnkey home
- Only a short stroll into Bramhall Village, perfect for local amenities
- Private secure parking for several vehicles







Key Features:

- A truly stunning and recently refurbished detached bungalow
- Three bedrooms and two bathrooms
- Walking distance of Bramhall Village
- Breakfast kitchen with dining area
- Catchment area for Pownall Green Primary School and Bramhall High School
- Planning application reference fore detached garage conversion DC/086431.

Tenure: Leasehold

Council Tax Band: E

Possession: Vacant possession upon completion

Total Floor Area: 2088

Viewing: Strictly by appointment only through Shrigley Rose & Co

Property Summary:

Ground Floor

Hallway

Living Room 18'0" x 15'7" (5.49m x 4.75m)

Breakfast Kitchen 16'10" x 14'1" (5.13m x 4.29m)

Dining Area 11'10" x 8'9" (3.61m x 2.67m)

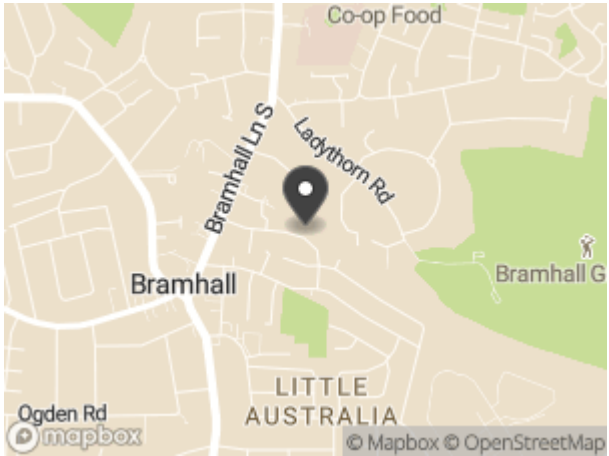
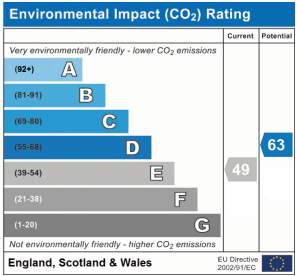
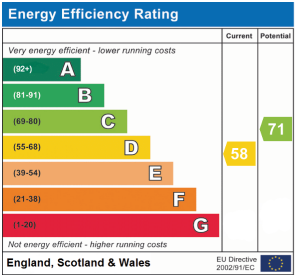
Bedroom One 29'0" x 12'2" (8.84m x 3.71m)

Ensuite 7'5" x 5'3" (2.26m x 1.6m)

Bedroom Two 13'7" x 13'2" (4.14m x 4.01m)

Bedroom Three 13'7" x 10'0" (4.14m x 3.05m)

Bathroom 9'6" x 9'4" (2.9m x 2.84m)

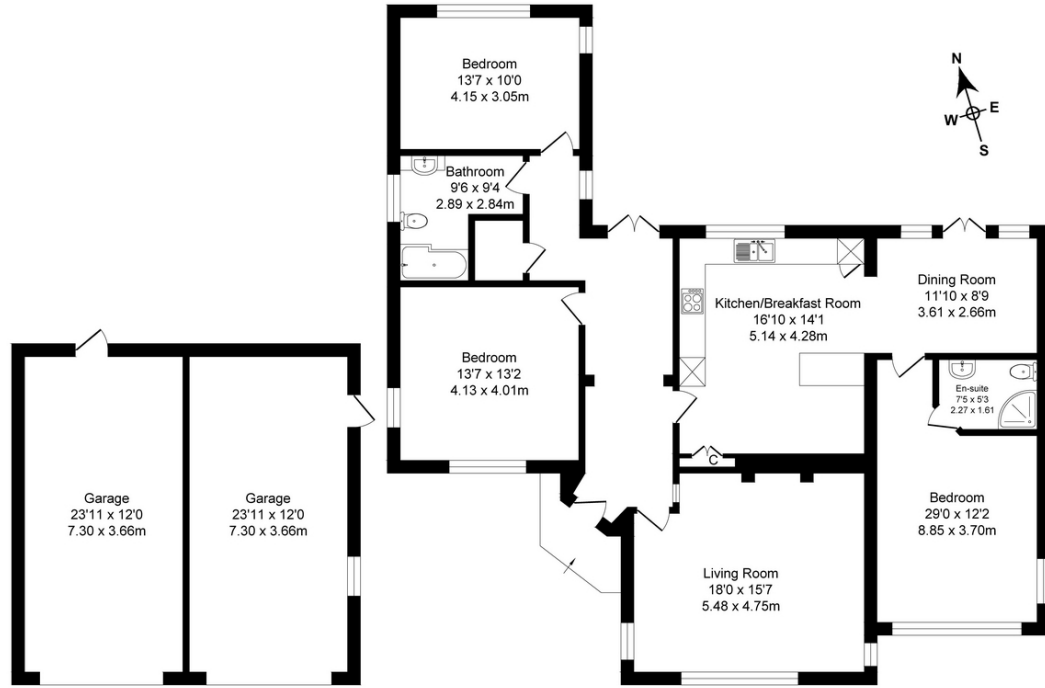




DID YOU KNOW...? YOU CAN PART EXCHANGE YOUR CURRENT HOME FOR THIS PROPERTY... HASSLE FREE.

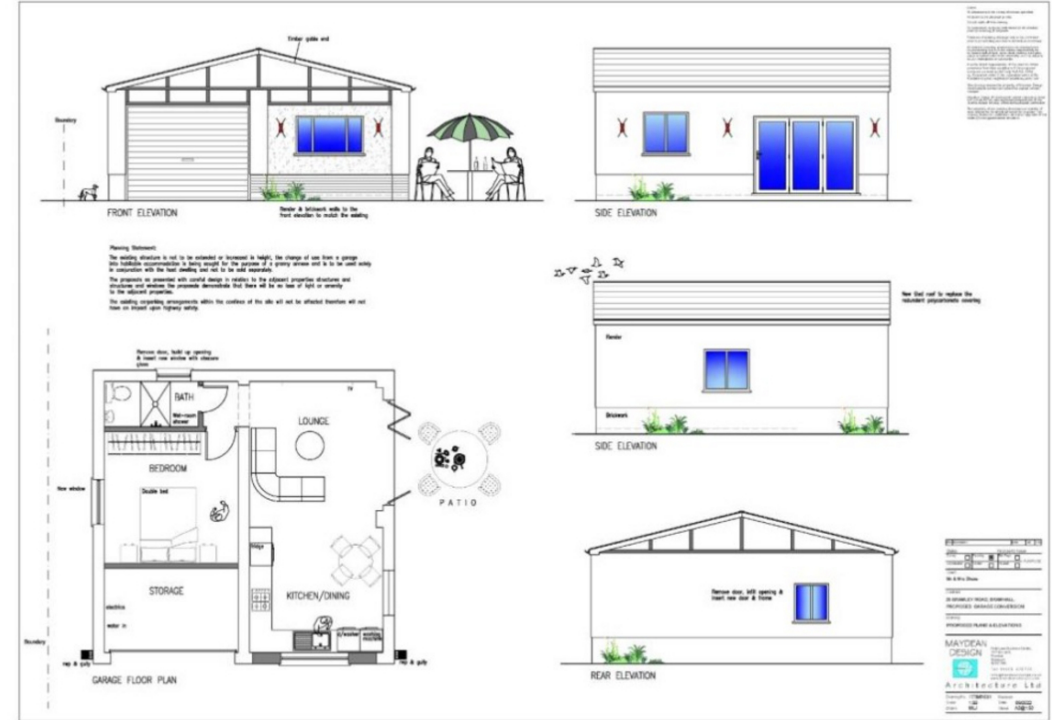
Total Approx. Floor Area 2088 Sq.ft. (194.0 Sq.M.)

Surveyed and drawn for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



Garage
Approx. Floor Area 586 Sq.Ft (54.5 Sq.M.)

Approx. Floor Area 1502 Sq.Ft (139.5 Sq.M.)



4 Ravenoak Road, Cheadle Hulme, SK8 7DL

Tel: 0161 425 7878
Email: hello@shrigley-rose.co.uk
www.shrigley-rose.co.uk

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