

ANY
PART EXCHANGE
WELCOME



Ridgmont Road
Bramhall, SK7 1JX

SHRIGLEY ROSE & CO
Bespoke Estate Agents



Ridgmont Road, Bramhall, SK7 1JX

This 1960's four bedroom detached family home situated in the heart of Bramhall within a stone's throw away from the ever so popular Bramhall Village. This family home is sat on a great corner plot. As you approach this family home, you are welcomed by a spacious driveway perfect for off-road parking for several vehicles. Upon entering the abode, a spacious porch sets the tone for what lies beyond—a warm and inviting home. Step through the newly fitted wide Oak door, and a bright, expansive hallway unfolds. To the right, a carpeted living room offers a comfortable retreat, perfect for relaxation and family gatherings. To the left, a versatile study awaits, presenting itself as an ideal home office, playroom, or a sitting room, accompanied by a conveniently located downstairs WC. As you journey further down the hallway, a delightful surprise awaits in the form of a spacious kitchen/diner. Ideal for family meals and entertaining, this area boasts plenty of worktop space and is equipped with integrated appliances, including a 50/50 integrated fridge/freezer. A pantry or storage cupboard and a generously sized laundry room add to the practicality of this space, which is bathed in natural light streaming through the windows and back doors. Ascend the newly carpeted stairs to reach the first floor, where a spacious landing leads to four double-sized bedrooms and two bathrooms. The main bedroom is bright and generously proportioned, accommodates a super king bed with ease and it features a modern ensuite and offers a view of the garden through a featured Juliette balcony adding a touch of luxury and tranquillity. The remaining three double bedrooms ensure ample space for family members or guests, providing a comfortable living environment. Each room, thoughtfully designed, maintains the theme of spaciousness and brightness. The rear garden, a highlight of this residence, serves as a tranquil oasis that receives sunlight throughout the day. It's not only a private retreat but also a perfect setting for entertaining family and friends. Location plays a pivotal role in this home's appeal. Situated within walking distance of Bramhall Village, with fantastic access to a vibrant community. Proximity to transport links adds to the convenience and being in the sought-after catchment area for renowned schools, including Queensgate Primary School and Bramhall High School. Cheadle Hulme Private School is also in close proximity.



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The Current Owners Love:

- How convenient the location is, being close to many restaurants, bars and shops
- Sitting in the summerhouse in the garden, catching the last of the sun as it goes down
- The size of the rooms and amount of storage throughout the property in every room

We Have Noticed:

- Sought after Bramhall location with walking distance of the village
- Large corner plot with plenty of off road-parking
- In catchment for excellent local schools, including Queensgate Primary School







Key Features:

- An attractive four bedroom, two bathroom detached family home situated on a corner plot
- In a very sought after location within walking distance of Bramhall Village
- Within catchment area for schools such as Queensgate, Bramhall High School
- A fabulous master bedroom with a unique Juliette balcony view of the garden
- Ample space throughout with well-proportioned rooms
- A large kitchen with a separate eating area but also includes a large utility room and sizable pantry
- Spacious driveway for several vehicles, including an electric car point and a single garage

Tenure: Leasehold

Council Tax Band: F

Possession: Vacant possession upon completion

Total Floor Area: 1883

Viewing: Strictly by appointment only through Shrigley Rose & Co

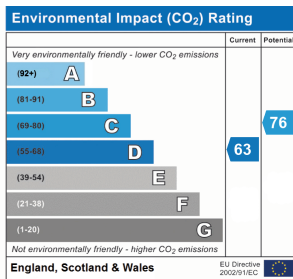
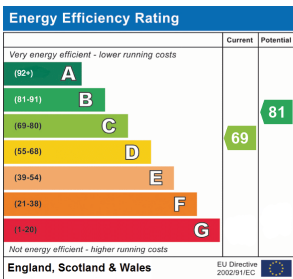
Property Summary:

GROUND FLOOR

- Porch
- Hallway 14'1" x 7'11" (4.29m x 2.41m)
- Living Room 16'10" x 10'9" (5.13m x 3.28m)
- Sitting Room 14'7" x 13'10" (4.45m x 4.22m)
- Dining Kitchen 27'7" x 12'3" (8.41m x 3.73m)
- Garage 20'5" x 9'10" (6.22m x 3m)
- Utility Room 9'3" x 4'11" (2.82m x 1.5m)
- WC 4'11" x 3'0" (1.5m x 0.91m)

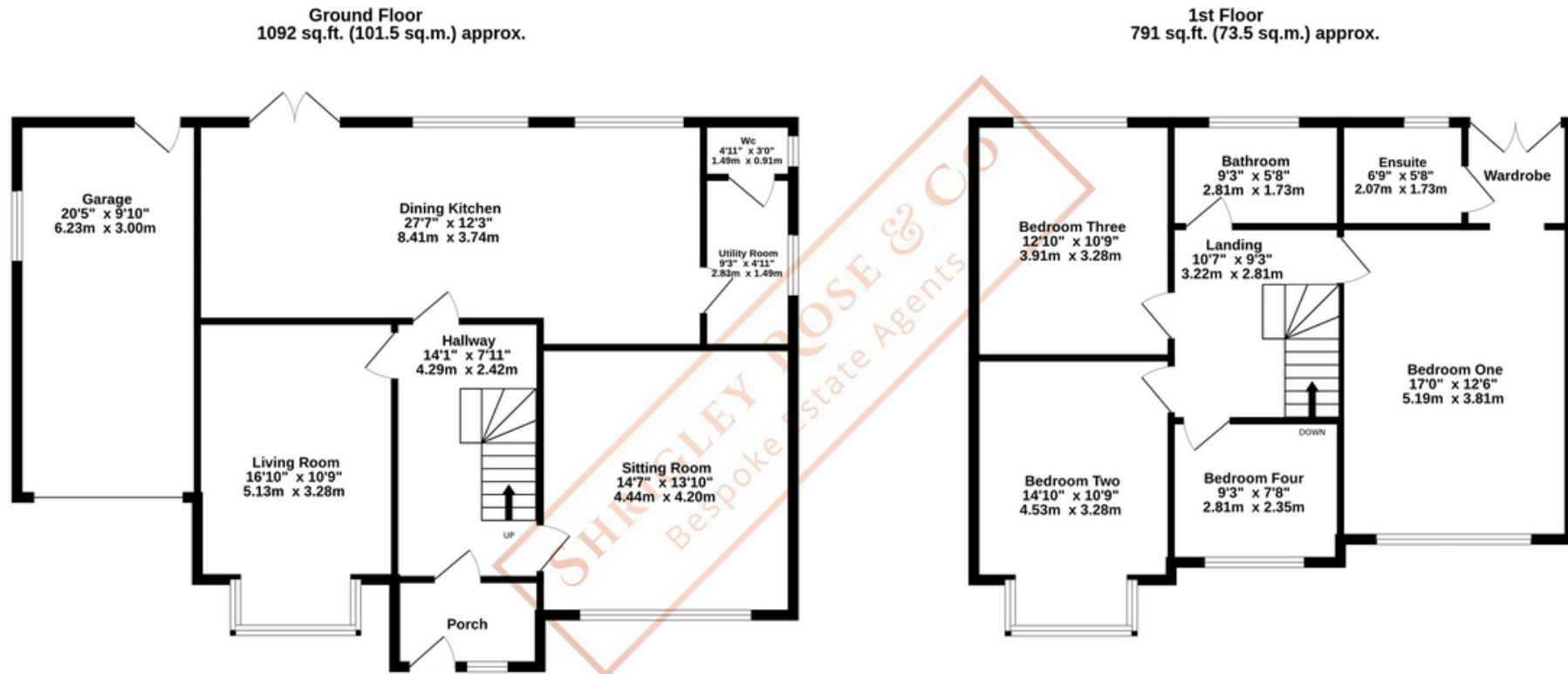
FIRST FLOOR

- Landing 10'7" x 9'3" (3.23m x 2.82m)
- Bedroom One 17'0" x 12'6" (5.18m x 3.81m)
- Ensuite 6'9" x 5'8" (2.06m x 1.73m)
- Wardrobe
- Bedroom Two 14'10" x 10'9" (4.52m x 3.28m)
- Bedroom Three 12'10" x 10'9" (3.91m x 3.28m)
- Bedroom Four 9'3" x 7'8" (2.82m x 2.34m)
- Bathroom 9'3" x 5'8" (2.82m x 1.73m)





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



TOTAL FLOOR AREA : 1883 sq.ft. (175.0 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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