

ANY
PART EXCHANGE
WELCOME



Southern Crescent
Bramhall, SK7 3AQ

SHRIGLEY ROSE & CO
Bespoke Estate Agents



Southern Crescent , Bramhall, SK7 3AQ

Nestled behind a secure gated entrance, this immaculately presented four-bedroom, two-bathroom detached family home exudes sophistication and charm. Upon crossing the threshold, guests are greeted by a spacious hallway adorned with gleaming hardwood flooring, guiding them towards the heart of the home. The living room beckons with its inviting ambiance, featuring an angle nook media wall and a stylish electric fire, perfect for cosy evenings. Sunlight streams through the curved bay window, adding warmth to the space, while sliding doors seamlessly connect the indoors with the lush garden outside. A separate dining room, accessible through sliding doors, offers an intimate setting for family gatherings. The modern kitchen is a culinary haven, boasting soft-close wall and base units, integrated appliances, and a central island with a wine cooler, ideal for morning coffee moments. Completing the ground floor, a utility room provides convenience with space for laundry appliances and access to the double garage, equipped with one electric and one manual up-and-over doors. This meticulously designed home effortlessly blends functionality with elegance, promising a lifestyle of comfort and refinement for its fortunate occupants.

Ascending the staircase, you're welcomed onto a spacious and bright landing, serving as a central hub to the home's sleeping quarters. Four bedrooms await exploration, each offering its own unique charm and functionality. The main bedroom stands out with its generous space and practicality, boasting several fitted wardrobes and an ensuite shower room. The ensuite epitomizes contemporary luxury, featuring a sleek his and hers vanity sink unit, a double-length rain head shower, and a heated towel rail, all elegantly enveloped in floor-to-ceiling tiles. Across the landing, three additional bedrooms await, two of which boast fitted wardrobes and ample room for relaxation. Meanwhile, the fourth bedroom showcases cleverly integrated eaves storage, maximizing space efficiency. A family bathroom completes the ensemble, offering a haven of relaxation with its separate shower, bidet, and convenient storage cupboard, all harmoniously tied together by floor-to-ceiling tiling. This upper level of the home promises comfort, convenience, and style, providing a serene retreat for the entire family.

The mature rear garden is both beautiful and functional, featuring a predominantly lawn area perfect for outdoor activities. Two separate stone-paved patio areas offer spaces for outdoor dining or relaxation. Mature plants and shrubs adorn the garden, providing privacy and adding visual interest.

Southern Crescent enjoys a prime location within the sought-after area of Bramhall, renowned for its desirable amenities and attractions. Nearby Bramhall Park and Hall, along with Happy Valley, offer picturesque settings ideal for leisurely strolls and enjoyable dog walks and catchment area for excellent local schools.



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The Current Owners Love:

- Room sizes and space with ample storage
- The peaceful and quiet surroundings
- warm air central heating which provides heat in minutes making winter months warm and cosy

We Have Noticed:

- Walking distance of the popular "Happy Valley" and Bramhall Park
- Overall space throughout, big landing and hallway
- A beautiful mature rear garden







Key Features:

- An immaculately presented four bedroom, two bathroom detached family home
- Nestled Behind a Secure Gated Entrance
- Excellent Space Throughout
- Walking distance of Bramhall Park and Happy Valley
- Double garage, utility room and downstairs WC
- Warm Air Heating System
- Beautiful Mature Rear Garden

Tenure: Freehold

Council Tax Band: G

Possession: Vacant possession upon completion

Total Floor Area: 2709

Viewing: Strictly by appointment only through Shrigley Rose & Co

Property Summary:

GROUND FLOOR

Hallway 16'4" x 13'7" (4.98m x 4.14m)

Living Room 22'4" x 15'11" (6.81m x 4.85m)

Dining Room 12'11" x 12'10" (3.94m x 3.91m)

Kitchen 19'8" x 12'8" (5.99m x 3.86m)

Utility Room 7'9" x 9'1" (2.36m x 2.77m)

Double Garage 18'9" x 17'3" (5.72m x 5.26m)

WC

FIRST FLOOR

Bedroom One 16'2" x 13'11" (4.93m x 4.24m)

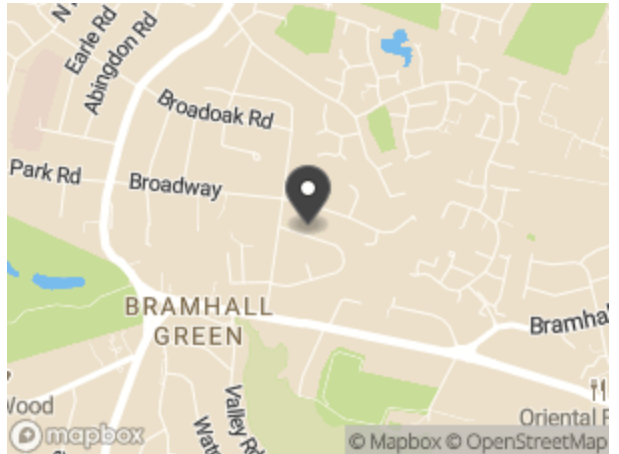
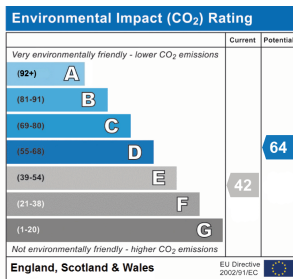
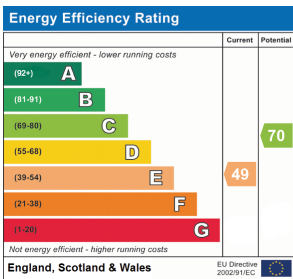
Ensuite 13'9" x 5'7" (4.19m x 1.7m)

Bedroom Two 19'8" x 12'8" (5.99m x 3.86m)

Bedroom Three 12'9" x 12'10" (3.89m x 3.91m)

Bedroom Four 16'6" x 8'9" (5.03m x 2.67m)

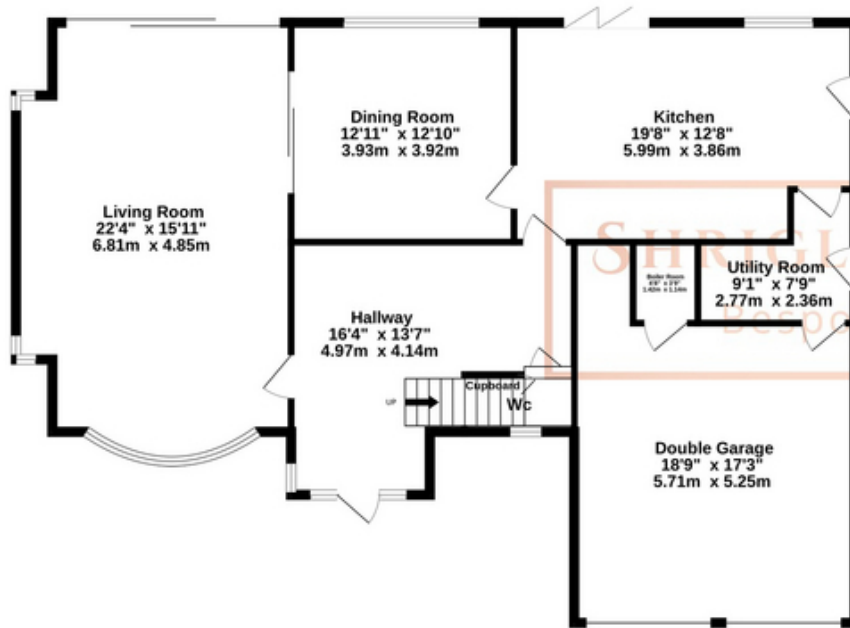
Bathroom 12'2" x 8'5" (3.71m x 2.57m)



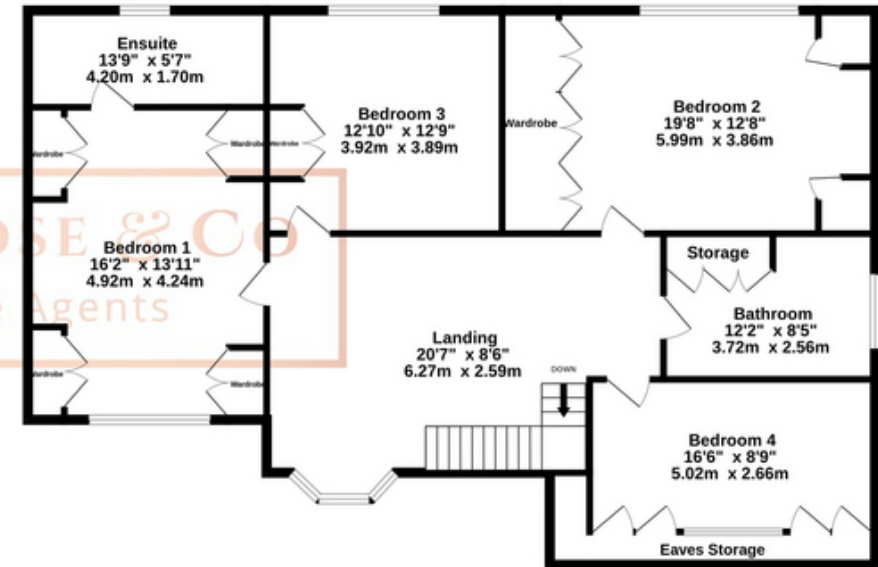


DID YOU KNOW...? YOU CAN PART EXCHANGE YOUR CURRENT HOME FOR THIS PROPERTY... HASSLE FREE.

Ground Floor
1343 sq.ft. (124.7 sq.m.) approx.



1st Floor
1367 sq.ft. (127.0 sq.m.) approx.



TOTAL FLOOR AREA : 2709 sq.ft. (251.7 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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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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