



TOTAL FLOOR AREA : 1510 sq.ft. (140.3 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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| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | 77 |
| (69-80) C | | | |
| (55-68) D | | 45 | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |



Bramhall Lane South
Bramhall
Asking Price £650,000



240 Wellington Road South | Stockport | SK2 6NW
t: 0161 480 0099
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SALES & LETTINGS

Bedrooms 4

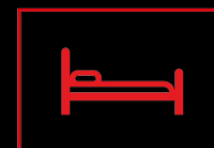
Bath 3

Reception 2

Parking here

Area 1510.00 sq ft

Type here



- Boasts structural and cosmetic modernization through out
- Central Village location- minutes from the train station & village centre
- Off Road parking for 4/5 cars
- Large landscaped rear garden surrounded by beautiful mature trees
- Outstanding rated- Pownall Green Primary School Catchment

This Stunning property, with a large recently landscaped garden, set within the desirable location of Bramhall allows for a gentle stroll into the village & train station, whilst also being situated in the catchment for Pownall Green Primary School , making this property a perfect home for a family, couple or an individual who wishes to enjoy all the local amenities on its doorstep.

