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**HIBBERT**  
HOMES



## 249 Bramhall Lane South, Bramhall, SK7 3DP Asking Price £1,175,000

Hibbert Homes are delighted to present this stunning Four Bedroom detached property, offering a gated driveway with space for 8-10 Cars, and located on one of Bramhall's most desirable roads.

The property has undergone highly impressive refurbishments from its current owners, with a recent extension towards the back also included. The property briefly comprises from Four large reception rooms, with an excellently bespoke open-plan kitchen diner with a granite finish and modern appliances found throughout the kitchen. Underfloor heating controlled via Wi-Fi and Wi-Fi controlled heating all add further to the modern characteristics of this stunning property.

A stylish glass staircase leads up to the first floor, where Four stunning Double Bedrooms are found, with the Master Bedroom including a beautiful dressing room and designer en-suite. A further bespoke en-suite is also located within another bedroom. The main bathroom presents a modern toilet and a Bluetooth controlled waterproof TV, with matte black detailing adding to the stand-out aspects of this bathroom.

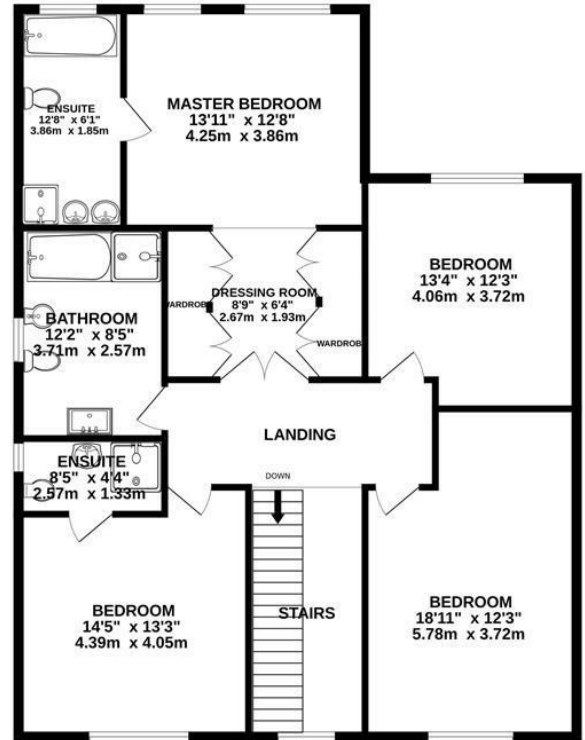
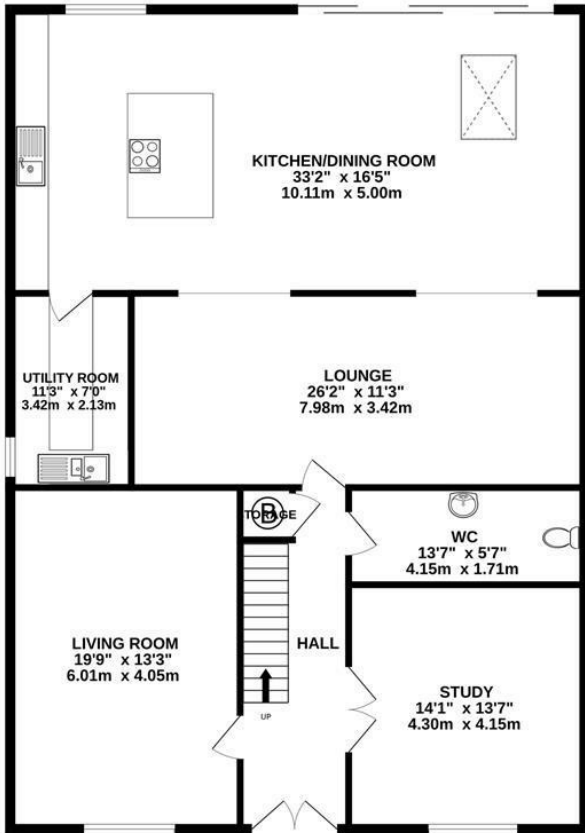
An extremely attractive private garden completes this property, presenting beautiful greenery and trees surrounding the area, and a tiled finish at the start of the garden allowing a great space for seating areas, making this garden perfect for relaxing in, or hosting possible social events.

For more information on this property, or to arrange a viewing, please contact us on 0161 480 0099 enquiries@hibberthomes.com

Tenure - Freehold  
Council Tax Band- F  
EPC rating - D  
Property construction - Brick  
Utilities:  
Water supply - Mains  
Electricity Supply - Mains  
Sewerage - Mains  
Heating - Gas central heating  
Parking -Drive  
Estimate Broadband Speeds Overall -1000Mbps  
Mobile Phone coverage - good  
Any other relevant building information we are aware of -  
Rights and restrictions we are aware of - None  
Has the property flooded in the last 5 years - No

GROUND FLOOR  
1570 sq.ft. (145.9 sq.m.) approx.

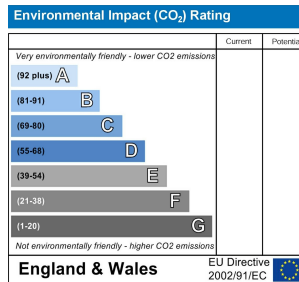
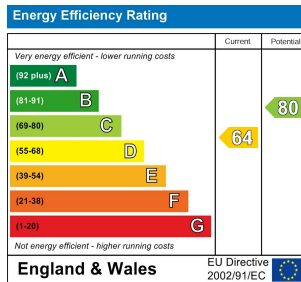
1ST FLOOR  
1235 sq.ft. (114.7 sq.m.) approx.



TOTAL FLOOR AREA : 2806 sq.ft. (260.6 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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