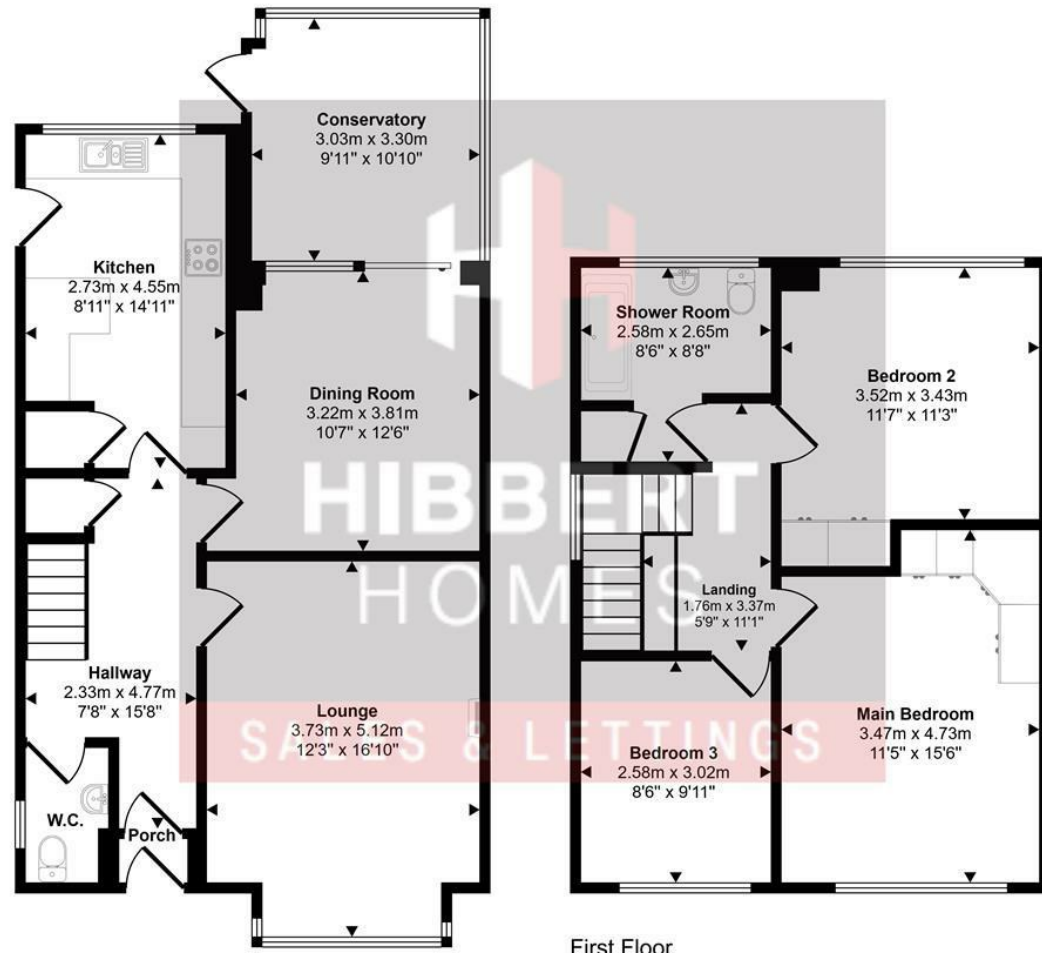


Approx Gross Internal Area
121 sq m / 1299 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Newquay Drive | Bramhall
Price Guide £425,000



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SALES & LETTINGS

Bedrooms 3

Bath 1

Reception 3

Parking here

Area
1299.00 sq ft

Type here



- NO CHAIN
- Private Rear Garden
- Excellent Potential

- Well-Presented Three Bedroom Property
- Large Accommodation Throughout
- Walking Distance to Bramhall Village

Hibbert Homes are delighted to bring the excellent Three Bedroom Semi-detached property to the market, located on Newquay Drive, Bramhall. Set just a gentle stroll's distance from Bramhall Village, this home offers convenience to an abundance of local bars, restaurants and shops, with Bramhall Train Station also within walking distance creating easy access to Manchester Piccadilly. Newquay Drive also finds itself within the catchment for Bramhall High School, as well as Pownall Green Primary School.

Beginning on the ground floor, an inviting hallway greets you upon entrance, with a downstairs w/c within the hall too as well as convenient storage space. A spacious living room is found at the front featuring an attractive display fireplace and a large bay window. A further two reception rooms at the rear create access for a potential dining room, or further seating areas whilst enjoying the view overlooking the garden. A large kitchen with some integrated appliances completes the ground floor.

Heading upstairs, three bedrooms are found, two of which are large doubles. The master bedroom holds excellent integrated wardrobe and storage space and the third bedroom works well as a potential office for those who work from home. A well-presented main bathroom at the rear holds a large walk in shower with a stylish tiled finish.

A beautifully presented private rear garden offers well-maintained lawns and high levels of greenery, creating a brilliant spot for those who love their gardening or entertaining guests! A detached garage is also included offering ideal storage space. Off-road parking is available at the front of the property for multiple vehicles.

This home is sold as CHAIN FREE and won't be around for long! Contact Hibbert Homes Bramall on 0161 480 0099 enquiries@hibberthomes.com to book your viewing today!

