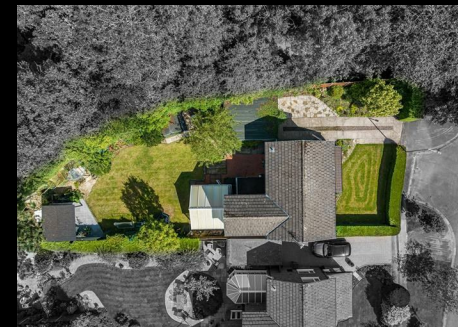
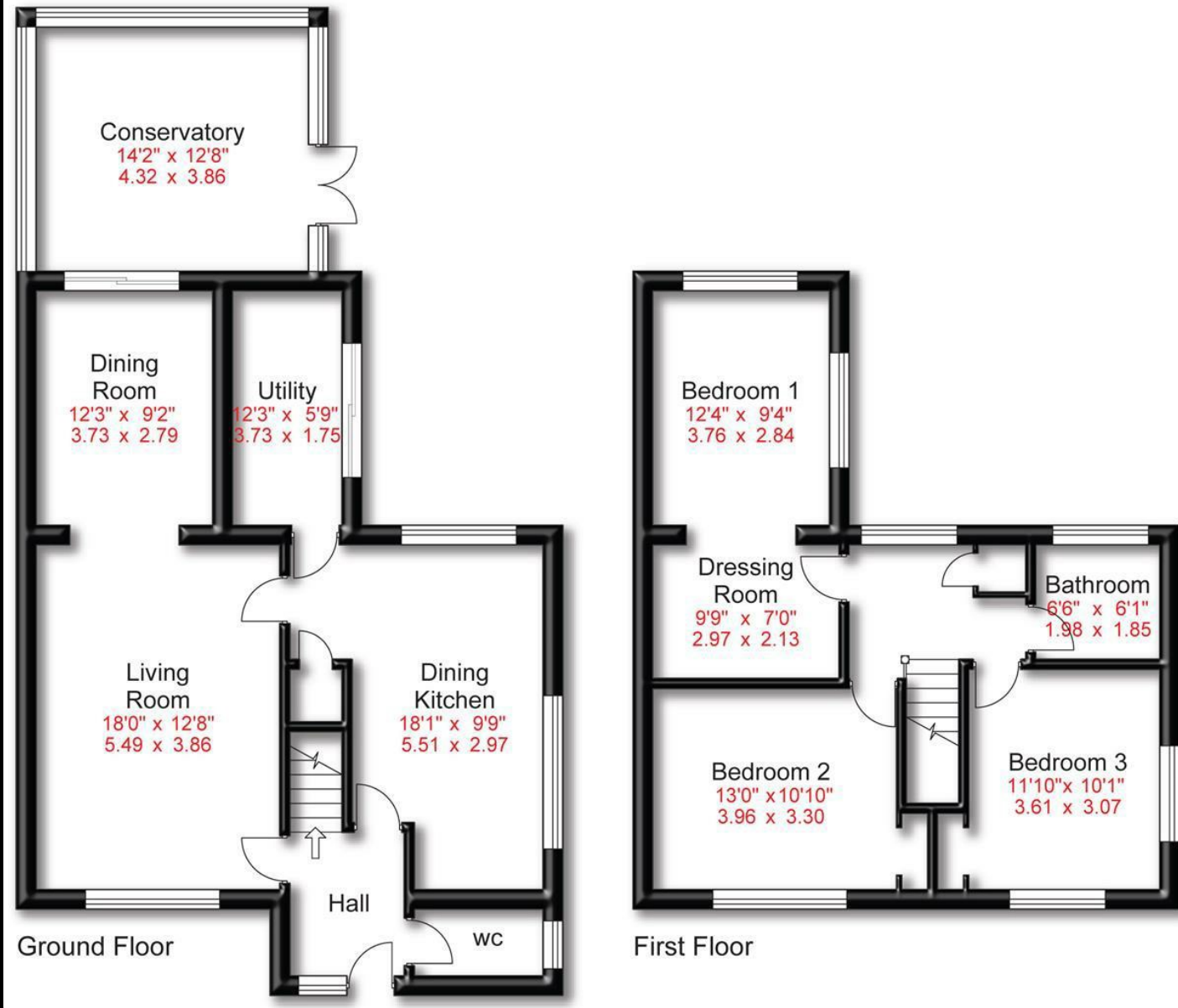


Approx Gross Floor Area = 1492 Sq. Feet



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		79
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Linney Road | Bramhall
Asking Price £625,000



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SALES & LETTINGS

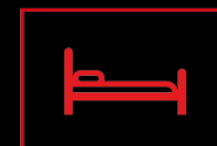
Bedrooms 3

Bath 1

Reception 2

Off-Road Parking

Area
1492 SQ FT



- Quiet Cul-de-Sac
- Three Double Bedrooms
- Impressive and Private Garden

- Great Location Close to Bramhall Park
- Detached Double Garage with Power
- Off-Road Parking for Multiple Vehicles

Discover the best of both worlds with this rare gem in Bramhall—an outstanding family home that offers privacy and tranquillity while being close to everything you need. This spacious detached house offers a delightful living experience. Boasting two open plan reception rooms, a bright conservatory, family friendly kitchen diner, separate utility and three large double bedrooms.

What truly sets this property apart is its large tree-lined plot, providing not just ample space for living, but also exceptional future potential to expand and create your dream home without sacrificing your outdoor space. Located just a short walk from Bramhall Park and within easy reach of Cheadle Hulme train station, you'll enjoy the perfect balance of peace and connectivity.

This inviting property benefits from being situated at the end of a quiet cul-de-sac, with off road parking for multiple vehicles and an impressive private garden allowing you to relax in your own peaceful oasis without being overlooked.

The garden features a large lawn, covered seating/ entertaining space and established vegetable patch. The detached power enabled double garage completes your dream tick list. Another unique feature of this plot, which adds to its versatility offering immediate workshop space with possibilities for office conversion or upward extension (subject to planning).

Properties like this are rare and are sure to appeal to a variety of buyers. If you've been searching for a property that offers both immediate comfort and unmatched potential, schedule your viewing today by contacting Hibbert Homes.

