



3 Brookdale Road, Bramhall

£530,000 Leasehold

Three Bedroom Semi Detached • Spacious Garden • Detached garage and off road parking



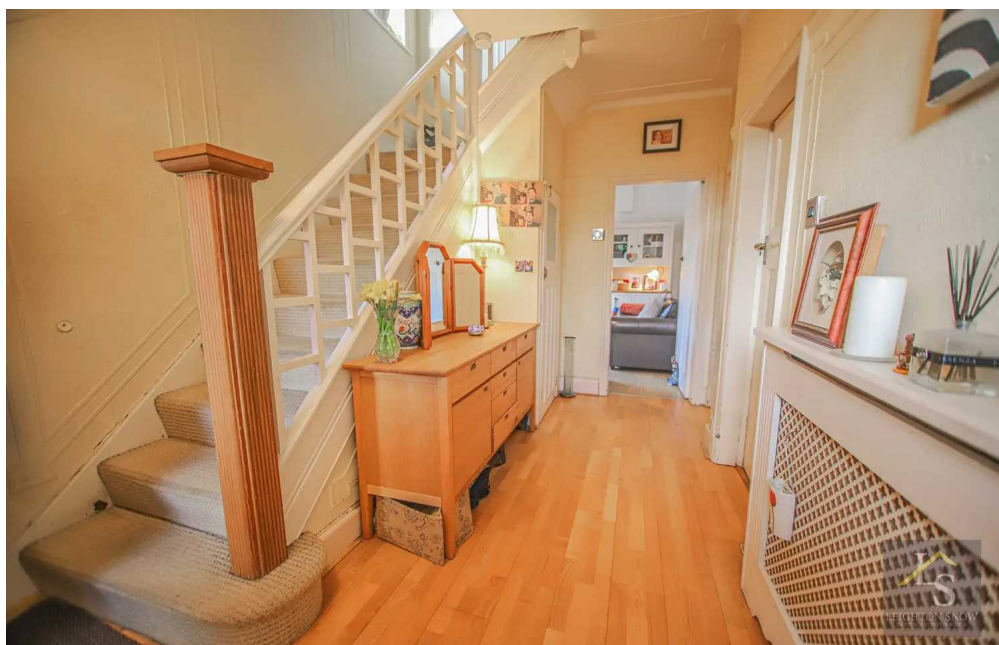
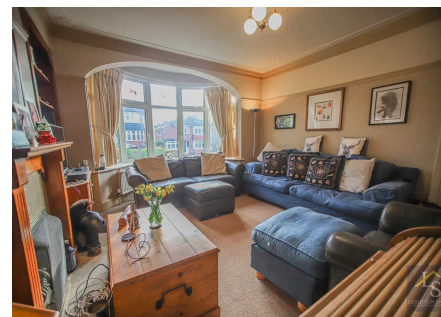
PERIOD PROPERTY WITH CHARACTERFUL FEATURES**THREE RECEPTION ROOMS**LOVELY SURROUNDING GARDENS**OFF-ROAD PARKING & DETACHED GARAGE**SPACIOUS LOFT ROOM**BRAMHALL PARK LOCATION

Council Tax band: E

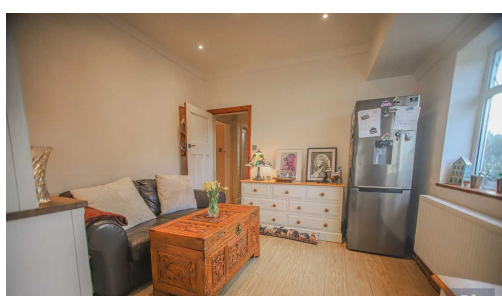
Tenure: Leasehold

EPC Energy Efficiency Rating: D

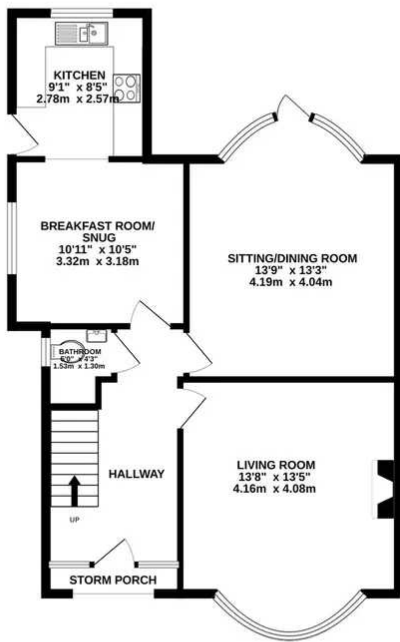
EPC Environmental Impact Rating: E



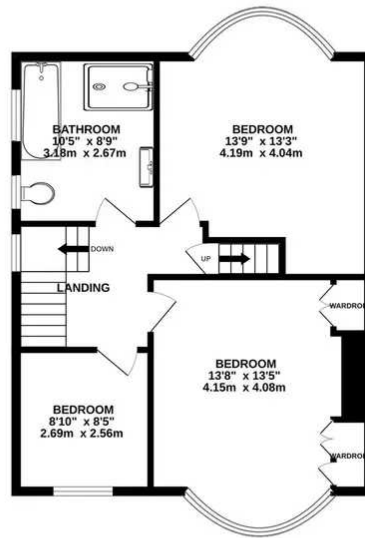
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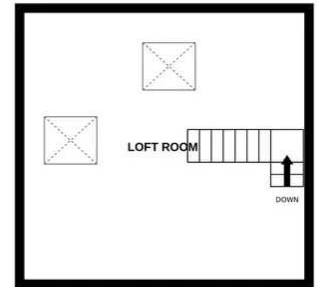
GROUND FLOOR
724 sq.ft. (67.3 sq.m.) approx.



1ST FLOOR
621 sq.ft. (57.7 sq.m.) approx.



2ND FLOOR
311 sq.ft. (28.9 sq.m.) approx.



TOTAL FLOOR AREA: 1656 sq.ft. (153.9 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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We are pleased to be bringing this lovely three bedroom semi-detached home to the market, boasting lovely surrounding gardens, a detached garage, off-road parking and plenty of family space to utilise throughout. Ideally located within close proximity to Bramhall Park and Happy Valley with a range of great walking trails, there are also handy nearby amenities and travel links including a bus stop and approximately half a mile from Bramhall Train Station. Built in the 1930's, this charming property offers plenty of character and could become the perfect next family home for you.

Elevated from the main road, the property is entered under a brick-built storm porch and through to the open hallway with stairs leading to the first floor, an understairs WC and access into the three reception rooms. The two main reception rooms are positioned to the front and rear and give a traditional feeling, both featuring lovely bay windows and coved ceilings, with the sitting/ dining room offering access to the rear garden. The third reception room located towards the end of the hallway is the breakfast room with an open archway leading through to the kitchen which is positioned at the back of the property and features a range of wall and base units and access to the side elevation.

To the first floor, there are three bedrooms, two of which are doubles which both feature bay windows and the main bedroom situated to the front also includes built-in wardrobes. The main bathroom is a large four-piece suite which includes a shower cubicle, tiled bath, wash basin, WC, tiled walls and wood effect flooring.

There is a separate staircase from the landing leading to the loft space which has been converted and presents an excellent space with two Velux windows allowing lots of natural light through.

To the front, there is paved off-road parking for multiple vehicles accessed via double gates and leading down the side elevation towards the rear garden led through another set of large double gates. The rear garden boasts a fantastic space, mainly laid to lawn with a range of well-established shrubs and trees surrounding allowing lots of privacy. There is a detached garage positioned in the rear garden with an up-and-over door.

