

## 7 Low Wood Close, Bramhall

£650,000 Freehold

THREE DOUBLE BEDROOMS • TWO BATHROOMS PLUS DOWNSTAIRS WC • IMMACULATE THROUGHOUT • BEAUTIFULLY MANICURED PRIVATE REAR GARDEN • NO ONWARD CHAIN • TANDEM GARAGE • CTB F / EPC RATING D



A beautiful three double bedroom link-detached home sitting on a quiet cul-de-sac off the tree-lined Bramhall Park Road, a short stroll into Bramhall Park. Positioned with lovely gardens, this home offers two bathrooms, two reception rooms and a tandem garage, and with no onward chain.

Council Tax band: F

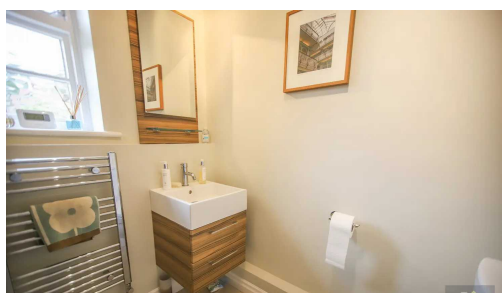
Tenure: Freehold

EPC Energy Efficiency Rating: D

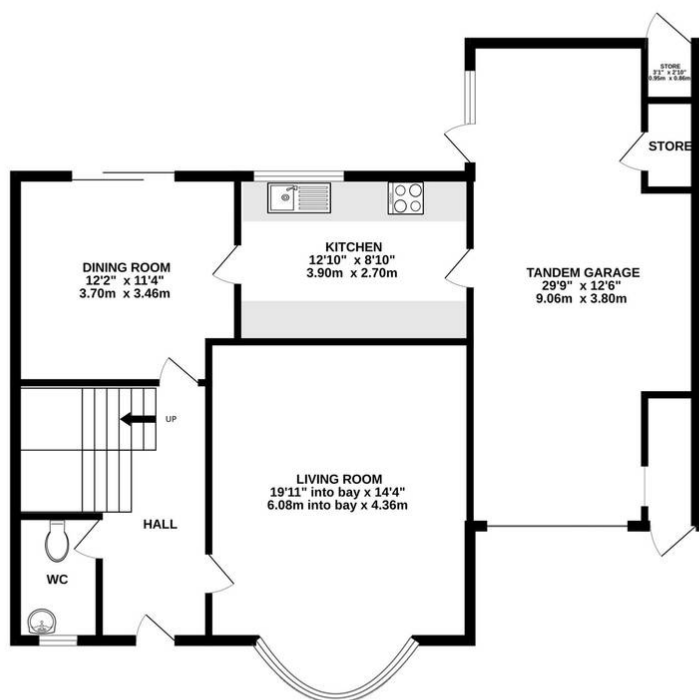
EPC Environmental Impact Rating:



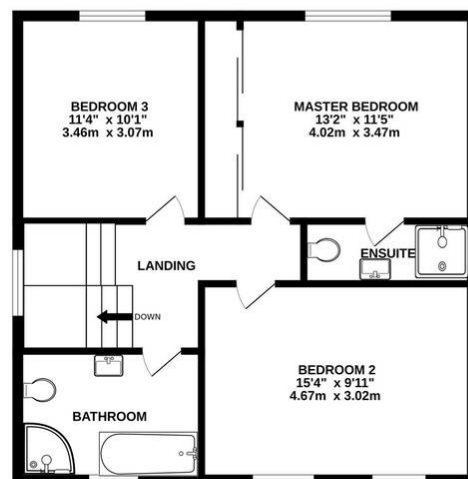
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GROUND FLOOR  
969 sq.ft. (90.0 sq.m.) approx.



1ST FLOOR  
627 sq.ft. (58.2 sq.m.) approx.



TOTAL FLOOR AREA: 1596 sq.ft. (148.3 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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A beautifully appointed three double bedroom link-detached home sitting on a quiet cul-de-sac off the tree-lined Bramhall Park Road, a short stroll into Bramhall Park. Positioned with lovely gardens and immaculate throughout, this home offers two bathrooms, two reception rooms and a large tandem garage, and is offered for sale with no onward chain.

The entrance hall provides a warm welcome and leads into the living room at the front of the property, with charming bay window and modern fireplace. A lovely dining room sits at the foot of the hallway with patio doors leading out to the mature rear garden. Sitting off the dining room is the modern kitchen with integrated appliances and generous storage and worktop space. Off the kitchen sits the tandem garage at nearly 30ft in length it is a large space and provides access to the driveway at the front of the house, and also the garden to the rear. The ground floor is completed by a WC that sits off the entrance hall.

To the first floor there are three well-proportioned double bedrooms. The master bedroom hosts an array of fitted wardrobes and an en-suite shower room with contemporary fittings including shower, wash hand basin and WC. The family bathroom is a fabulous four piece suite comprising corner shower, bath, wash hand basin and WC.

Externally the rear garden is a truly tranquil space with mature trees and hedging providing an excellent screen and a lovely private aspect. There is a paved patio that sits off the patio doors from the dining room, and a good sized lawn enclosed by herbaceous borders. At the front of the property a large front lawn sits alongside a driveway providing all-important off-road parking.

