

12 Northcote Road, Bramhall

£620,000

FOUR BEDROOMS • DETACHED PROPERTY • INTEGRAL DOUBLE GARAGE • LARGE CORNER PLOT • SOUTH FACING GARDEN • SOUGHT AFTER LOCATION

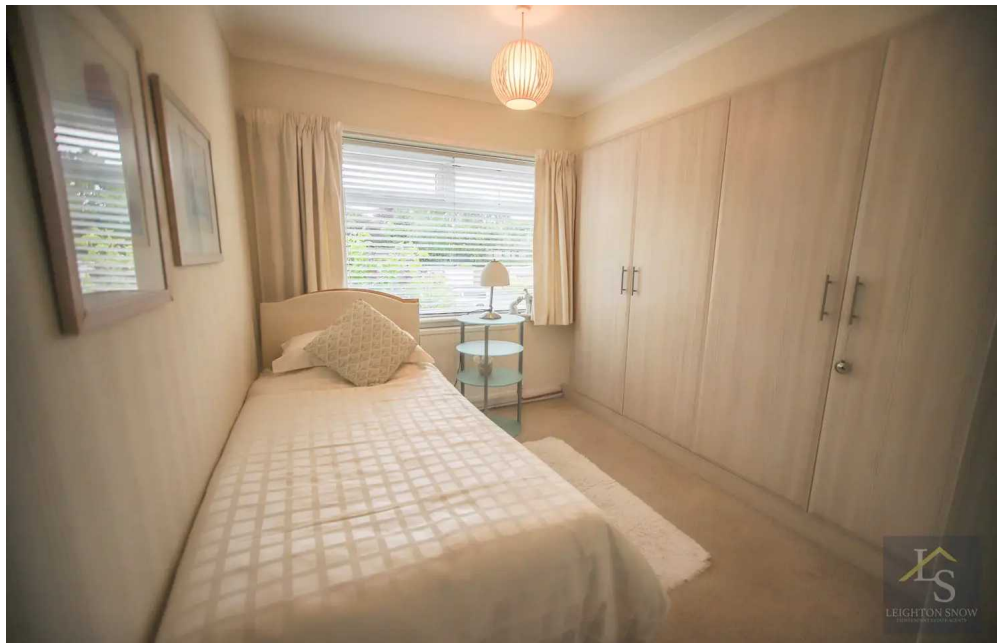


An immaculate home offered for sale for the first time in over forty years. Sitting on a large corner plot on a sought-after road in Bramhall, close to excellent schools and Bramhall Train Station. With four bedrooms, three reception rooms, a home office, integral garage and south-facing gardens.

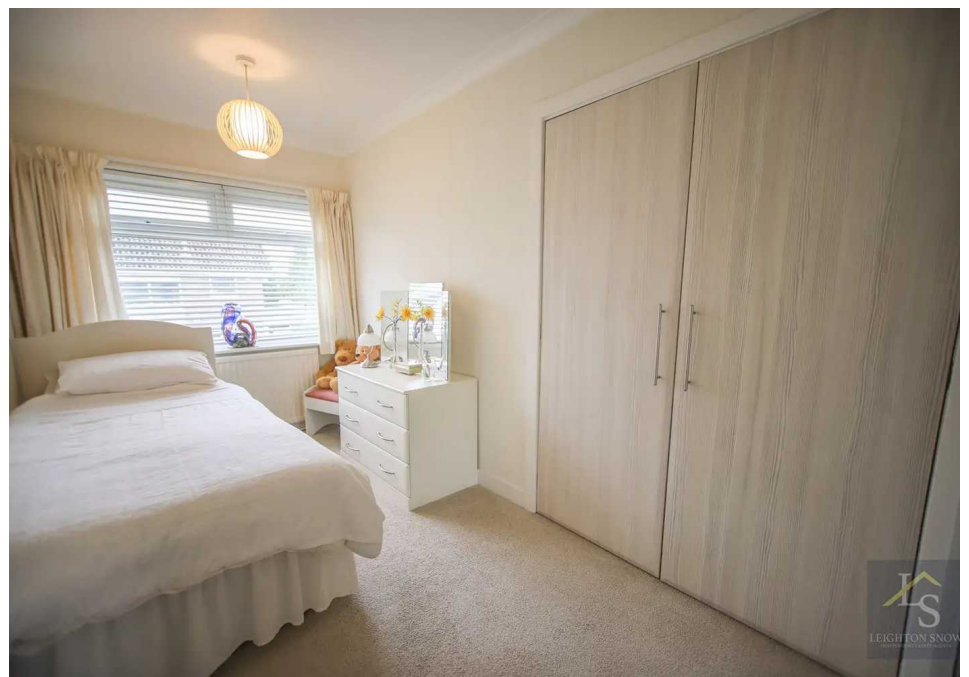
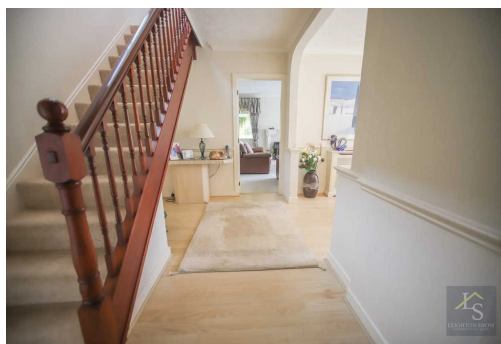
Council Tax band: E

EPC Energy Efficiency Rating: D

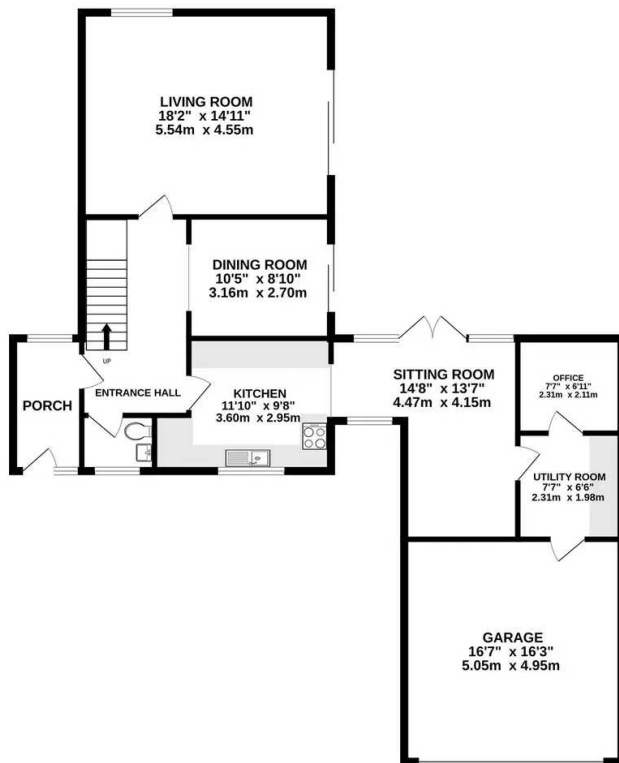
EPC Environmental Impact Rating: E



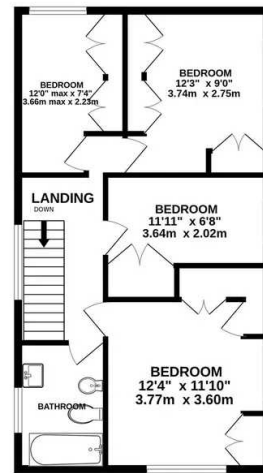
- › FOUR BEDROOMS
- › DETACHED PROPERTY
- › INTEGRAL DOUBLE GARAGE
- › LARGE CORNER PLOT
- › SOUTH FACING GARDEN
- › SOUGHT AFTER LOCATION



GROUND FLOOR
1179 sq.ft. (109.6 sq.m.) approx.



1ST FLOOR
609 sq.ft. (56.6 sq.m.) approx.



TOTAL FLOOR AREA: 1788 sq.ft. (166.1 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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An immaculate home offered for sale for the first time in over forty years. Sitting on a large corner plot on a sought-after road in Bramhall, close to excellent schools and Bramhall Train Station. With four bedrooms, three reception rooms, a home office and integral garage, this family home offers superb space with fabulous south-facing gardens.

This wonderful family home sits proudly on a large corner plot. Sitting behind a generous front lawn the property is entered into a large porch which in turn leads into the entrance hall. The entrance hall is a wonderful open space leading seamlessly into the dining area with patio doors providing access on to the gardens. The living room sits at the foot of the hall and is a large and dual-aspect room providing further access to the gardens. The kitchen provides super worktop and storage space and opens into the sitting area - the third reception room offering patio doors out to the rear garden. There is an office and a utility room off the sitting room, as well as access into the integral garage. The ground floor is completed by a WC.

To the first floor there are four bedrooms, all providing fitted wardrobes. The master bedroom also benefits from having dual-aspect windows, allowing in plenty of natural light. The family bathroom offers a four piece suite comprising bath with shower over, WC, bidet and wash hand basin.

Externally the large plot wraps around the house, with gardens to the front alongside a driveway leading to the garage. Access down the side leads to the south-facing rear garden. The garden comprises two areas, the first is a large paved patio that sits off the three reception rooms, providing a superb space for alfresco dining and entertaining. The second half of the garden is laid mainly to lawn and enclosed by mature borders and beautiful planting.



