



1 Central Drive, Bramhall

£495,000 Freehold

Electrical Car Charging Point • Three Double Bedrooms • Beautifully Landscaped Rear Garden • Occasional Fourth Bedroom/Reception • Open Plan Kitchen/Diner • Two Bathroom plus Downstairs WC

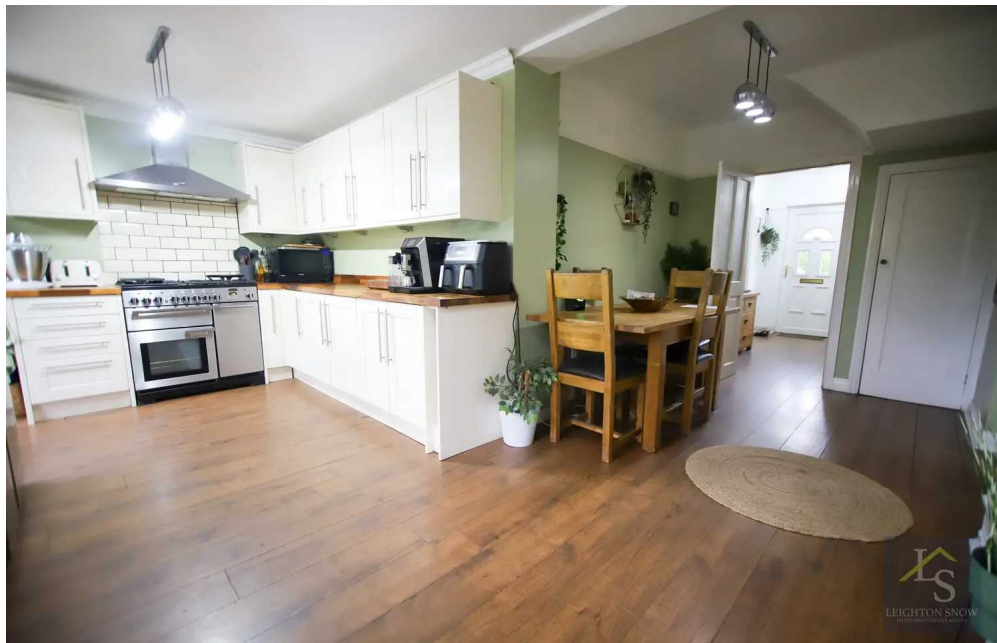


This wonderful three double bedroom semi-detached home is beautifully presented throughout; open plan kitchen dining room, three double bedrooms. Beautifully landscaped garden. Off-road parking with an EV charging point and an additional fourth bedroom/reception room. Council Tax band: C

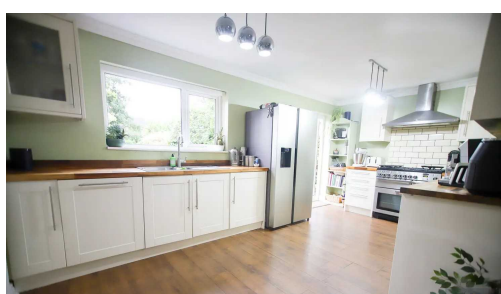
Tenure: Freehold

EPC Energy Efficiency Rating: D

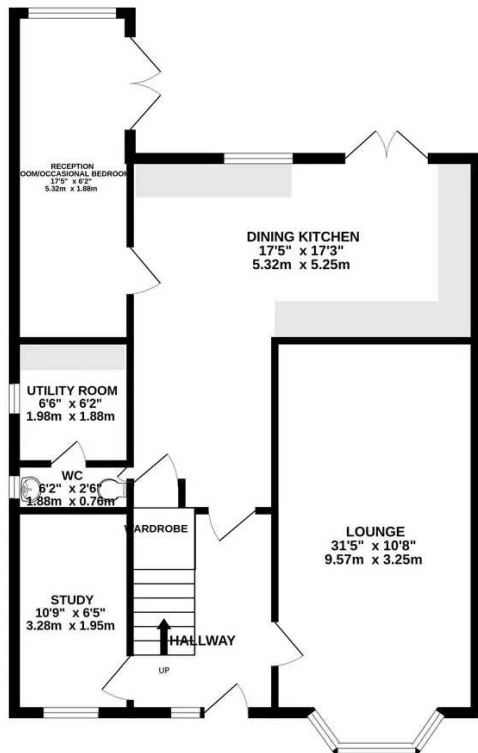
EPC Environmental Impact Rating: D



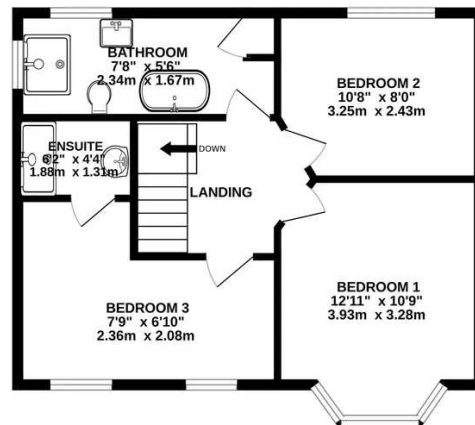
- Electrical Car Charging Point
- Three Double Bedrooms
- Beautifully Landscaped Rear Garden
- Occasional Fourth Bedroom/Reception
- Open Plan Kitchen/Diner
- Two Bathroom plus Downstairs WC



GROUND FLOOR
785 sq.ft. (72.9 sq.m.) approx.



1ST FLOOR
498 sq.ft. (46.3 sq.m.) approx.



TOTAL FLOOR AREA: 1283 sq.ft. (119.2 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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Leighton Snow Estate agents are proud to present this wonderful three double bedroom semi-detached home, boasting beautifully presented accommodation throughout.

Highlights include; open plan kitchen/dining room, three double bedrooms plus en-suite, an occasional bedroom/reception room to the ground floor. A separate study to the front, utility room and extended bathroom. The beautifully landscaped garden is generously proportioned with an array of mature trees and an abundance of specimen plants. There is off-road parking with electric car charging point and an additional fourth bedroom/reception room.

Internally the property comprises; a welcoming entrance hall, a generous lounge which sits to the right of the hallway with a large bay window. To the rear of the property is the most-impressive open-plan kitchen area with generous space to cook, eat, dine and relax. The kitchen boasts modern cupboards and drawers with an array of integrated appliances. There is a spacious utility room sitting off the kitchen area, offering further worktop space and housing space and plumbing for a washing and a downstairs WC. An additional reception room/fourth bedroom sits off the kitchen and offers a versatile space that can serve as a multitude of purposes. Patio doors provide access to the garden.

To the first floor there are three double bedrooms with fitted wardrobes in bedroom one plus an en-suite in bedroom three. This lovely home is completed by the modern family bathroom with a beautiful free standing bath, shower, WC and wash hand basin.

Externally there is a driveway providing off-road parking and electrical car charging point. To the rear, the beautifully landscaped garden, enclosed by wooden fencing and mature borders. The garden is mainly laid to lawn with an abundance of mature trees and an abundance of specimen plants. The garden also has the added benefit of a storage shed and patio area, perfect for al-fresco dining

