



18 Brisbane Close, Bramhall

£395,000 Leasehold

THREE BEDROOM SEMI-DETACHED • WELL-PRESENTED THROUGHOUT • LOCATED CLOSE TO SOUGHT AFTER SCHOOLS • A SHORT WALK INTO BRAMHALL VILLAGE • ELECTRIC CAR CHARGING POINT



Council Tax band: C

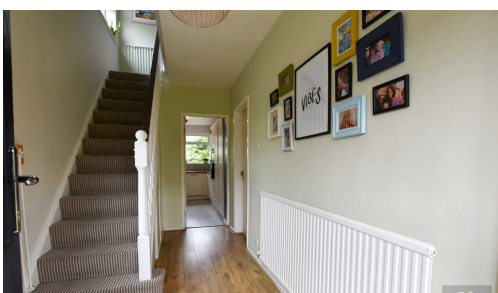
Tenure: Leasehold

EPC Energy Efficiency Rating: C

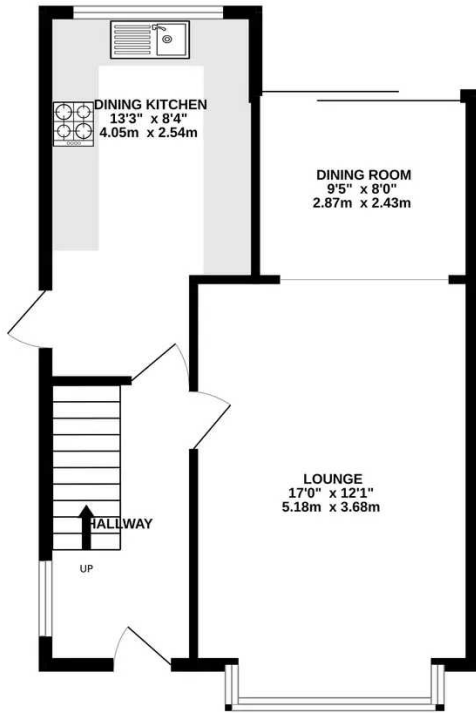
EPC Environmental Impact Rating: D



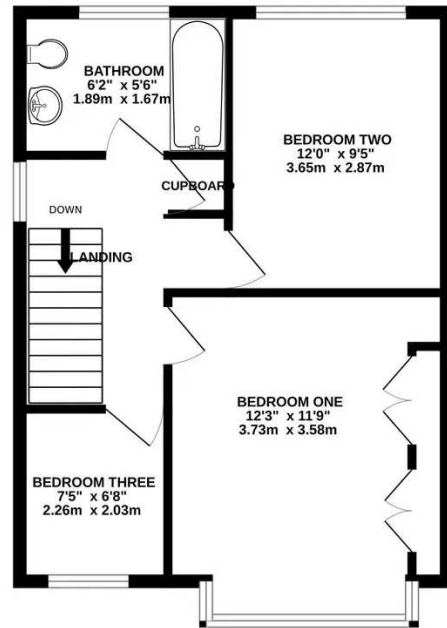
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GROUND FLOOR
506 sq.ft. (47.0 sq.m.) approx.



1ST FLOOR
473 sq.ft. (44.0 sq.m.) approx.



TOTAL FLOOR AREA : 980 sq.ft. (91.0 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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Nestled in the heart of a friendly residential neighbourhood, this charming 3-bedroom semi-detached house is the perfect blend of comfort and convenience. As soon as you step inside, you'll be greeted by a warm and inviting atmosphere that flows effortlessly throughout the well-presented interior. Featuring a spacious living and dining room, a modern kitchen with a NEFF oven for all your culinary adventures, and three bedrooms and a family bathroom upstairs, this home is ideal for growing families looking for their next abode. With sought after schools just a stone's throw away and a short walk into the vibrant Bramhall Village, you'll be perfectly positioned for both work and play. Plus, you'll love the convenience of having an electric car charging point right at your doorstep.

When it comes to outdoor space, this property truly shines. Step outside into your own private oasis, where a well-maintained garden awaits you, providing the perfect backdrop for summer barbeques or lazy Sunday afternoons. Enjoy al fresco dining on the patio or watch the kids play freely on the lush green lawn. With plenty of room for outdoor furniture and garden toys, you'll have no trouble turning this space into your very own outdoor sanctuary. Whether you're a green-thumbed enthusiast looking to cultivate a vegetable garden or simply seeking a tranquil spot to unwind after a long day, this outdoor haven offers the ideal escape from the hustle and bustle of every-day life.



