



## 3 Albany Road, Bramhall

£490,000 Leasehold

BEAUTIFULLY PRESENTED THREE/FOUR BEDROOM SEMI-DETACHED • OPEN-PLAN DINING KITCHEN • SITUATED CLOSE TO SOUGHT-AFTER SCHOOLS AND BRAMHALL VILLAGE • DRIVEWAY PROVIDING OFF-ROAD PARKING • VERSATILE LAYOUT  
• EXCELLENT FAMILY HOME



Council Tax band: D

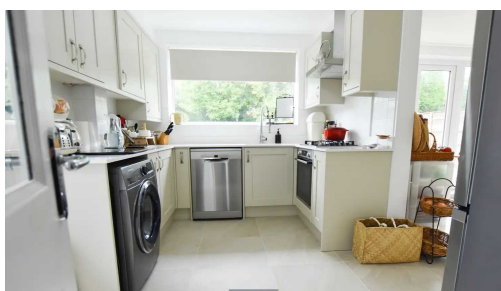
Tenure: Leasehold

EPC Energy Efficiency Rating: C

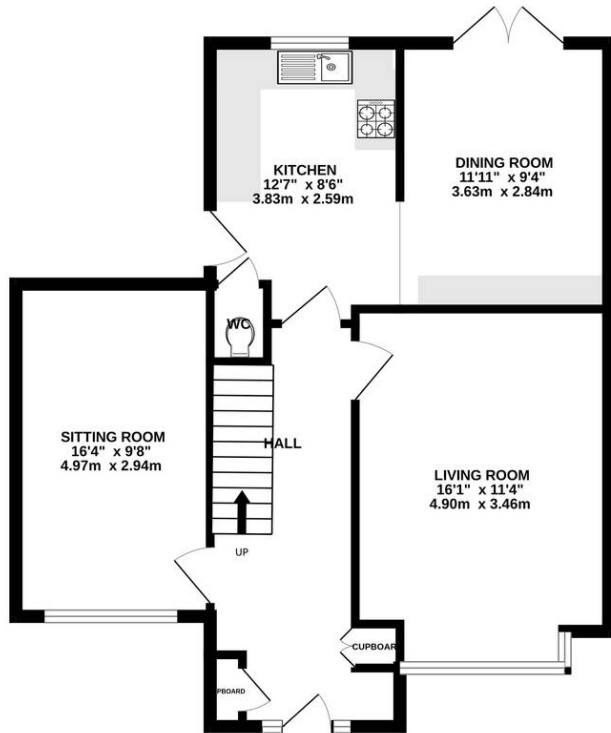
EPC Environmental Impact Rating:



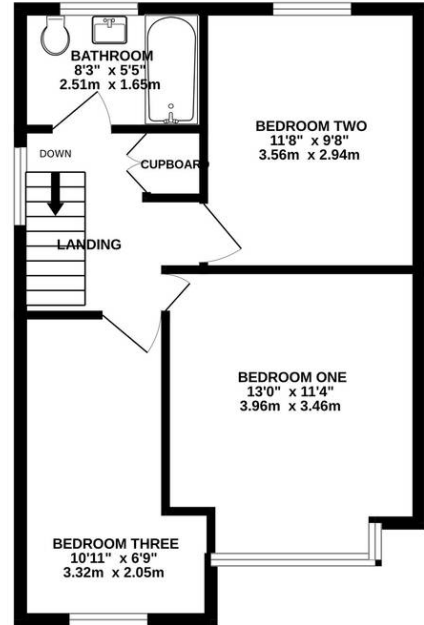
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GROUND FLOOR  
648 sq.ft. (60.2 sq.m.) approx.



1ST FLOOR  
460 sq.ft. (42.7 sq.m.) approx.



TOTAL FLOOR AREA : 1108 sq.ft. (102.9 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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A fabulous three/four bedroom semi-detached home on the ever-popular 'Little Australia' estate in Bramhall Village. Positioned close to sought-after schools as well as being super convenient for transport links including Bramhall Train Station, A34 and A555.

Sat back from the road behind a tarmac driveway this lovely family home offers extended accommodation, ideal for growing families needing extra space. The versatile layout allows for up to four bedrooms, or three reception areas, flexible to suit your needs. The spacious entrance hall leads way to two generous reception rooms, one to the right with square bay window, and one to the left that could also be used as a bedroom or home office. At the foot of the hallway, and running the width of the property is the open-plan dining kitchen. This is a modern space with patio doors allowing access out to the rear garden.

To the first floor there are three well-proportioned bedrooms and the family bathroom. The bathroom is a modern suite comprising bath with shower over, WC and wash hand basin set within a contemporary vanity. The bedrooms are all bright and spacious comprising of two doubles and a single.

Externally the rear garden is mainly laid to lawn, with a paved patio allowing space for garden furniture. The garden is enclosed by wooden fencing and surrounded by mature hedging allow a good level of privacy. Access can be found down the side of the property where the driveway at the front provides the all important off-road parking.



