

## 1a Bramley Road, Bramhall

£595,000 Freehold

\*\*\* CLOSE TO VILLAGE AMENITIES \*\*\* • \*\*\* FOUR BEDROOMS \*\*\* • \*\*\* FREE HOLD \*\*\* • \*\*\* OVER THREE FLOORS \*\*\* •  
 \*\*\* INTEGRATED GARAGE \*\*\* • \*\*\* LOW MAINTENANCE GARDEN \*\*\* • \*\*\* JULIETTE BALCONY \*\*\*





This is a Fabulous four bedroom town house situated in the heart of Bramhall village. The House is set out over 3 floors and has an integral garage to the front of the property along with a large driveway for 3 cars.

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: D

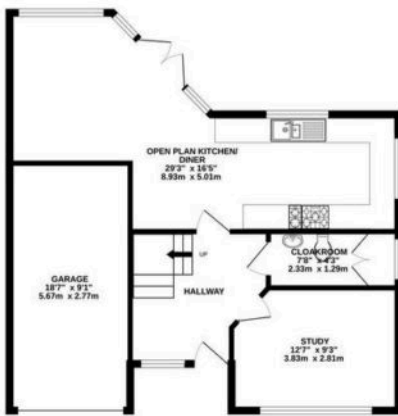
EPC Environmental Impact Rating: D



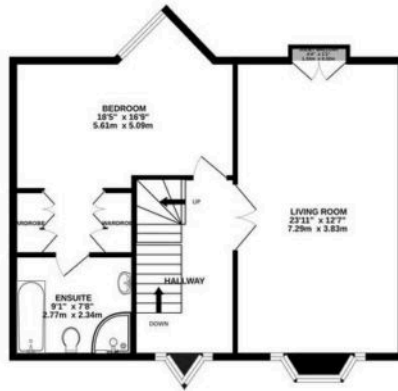
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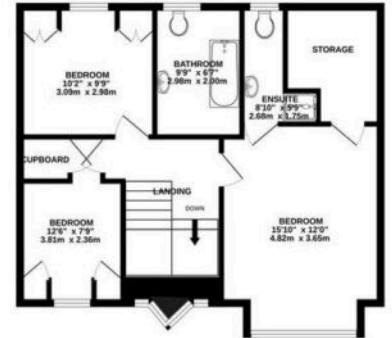
GROUND FLOOR  
734 sq.ft. (68.2 sq.m.) approx.



1ST FLOOR  
699 sq.ft. (64.9 sq.m.) approx.



2ND FLOOR  
699 sq.ft. (64.9 sq.m.) approx.



TOTAL FLOOR AREA: 2131 sq.ft. (198.0 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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**TUDOR STYLE TOWN HOUSE\*EXCELLENT VILLAGE LOCATION\*\*SET OVER THREE FLOORS\*\*WELL-PRESENTED THROUGHOUT\*\*OFF-ROAD PARKING & GARAGE\***

Are you looking for a property with a prime village location? This superb Tudor-style town house is the perfect home for you. We are delighted to present this beautiful property set over three floors offering fantastic space throughout including four bedrooms, three reception rooms, three bathrooms, downstairs WC and a garage. Ideally situated in Bramhall village with a range of shops, cafes, bars and restaurants and just 0.2 miles away from Bramhall Train Station with direct links to Manchester city centre. The property is also in the catchment for excellent local schools including Pownall Green Primary School.

The property is entered under the open storm porch and then through to the light and airy entrance hallway with turning staircase leading to the first floor. The open plan kitchen/ dining room is situated to the rear and boasts dual aspect views to the rear and side elevation and includes double doors leading out to the garden. The kitchen area contains a range of wall and base units, with a range of integrated appliances comprising; range cooker with an extractor over, dishwasher, stainless steel double draining sink with mixer taps over, dishwasher and space for an American fridge/ freezer. Off the hallway is the study/ office situated to the front and completing the ground floor is a cloakroom with a wash basin, WC and a washing machine and tumble drier.

To the first floor there is a bright landing with a unique and impressive front picture window which extends up to the second floor and floods the landing space with light. The main living room is impressive in size running the length of the property and boasts dual aspect views to the front and rear elevation, with high vaulted ceilings giving a great sense of space which is also apparent throughout and a lovely Juliet balcony accessed via double doors overlooking the garden. The main bedroom is a fantastic space benefitting with integrated wardrobes and a four piece bathroom suite.

To the second floor, there are a further three bedrooms, with the largest room including a bayed area, three piece shower room suite and a large storage cupboard. The other two bedrooms offer integrated cupboards. Completing this floor is a three piece bathroom suite.

Externally, to the front of the property there is paved off-road parking for several vehicles and access to the garage via an up-and-over door. To the rear is a low maintenance garden with a paved patio area, with the rest of the garden astro turf.

*PROPERTY MISDESCRIPTIONS ACT 1991 For clarification, Leighton Snow Agents wish to inform prospective purchasers, that we have not carried out a detailed survey, nor have we tested any of the appliances or heating system and cannot give any warranties as to their full working order. Purchasers are advised to obtain independent specialist reports if they have any doubts. All measurements are approximate and should not be relied upon for carpets or furnishings.*

