

## 14 Fountains Road, Bramhall

£399,750 Leasehold

FOUR BEDROOM SEMI-DETACHED HOME • VACANT PROPERTY, NO ONWARD CHAIN • CLOSE TO EXCELLENT SCHOOLS •  
CLOSE TO BRAMHALL VILLAGE • OPEN-PLAN DINING KITCHEN





A fabulous four bedroom semi-detached home sitting on the hugely popular 'Hursthead' estate on the Bramhall/Cheadle Hulme border. Offering excellent space over three floors with a detached single garage. Offered for sale with no onward chain. Council Tax band: D

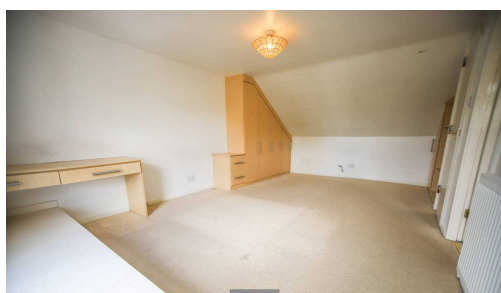
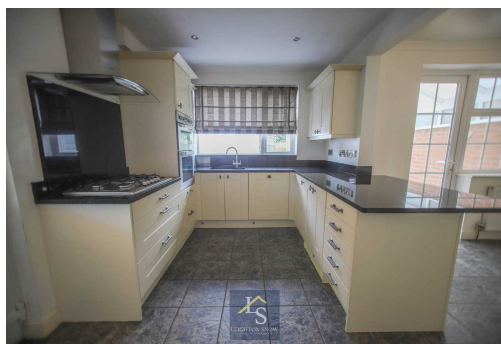
Tenure: Leasehold

EPC Energy Efficiency Rating: D

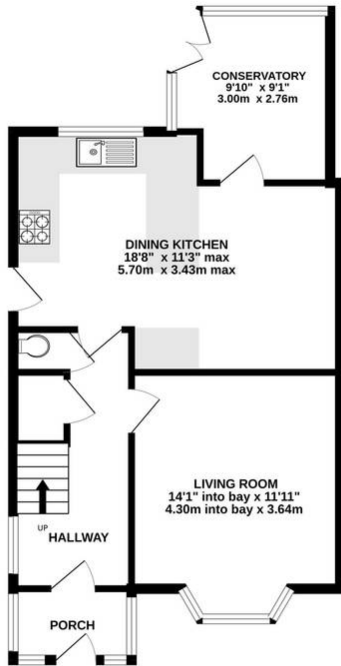
EPC Environmental Impact Rating: D



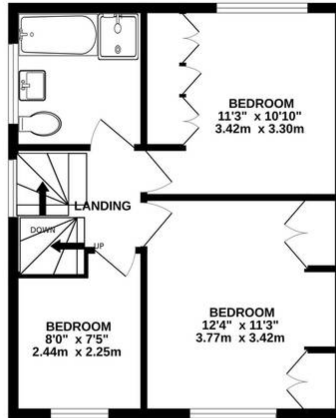
- › FOUR BEDROOM SEMI-DETACHED HOME
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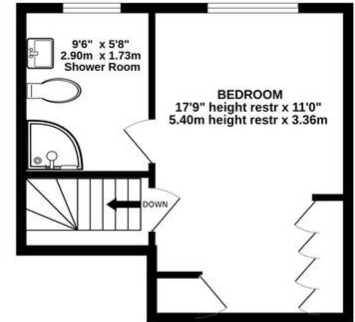
GROUND FLOOR  
583 sq.ft. (54.1 sq.m.) approx.



1ST FLOOR  
434 sq.ft. (40.3 sq.m.) approx.



2ND FLOOR  
302 sq.ft. (28.1 sq.m.) approx.



TOTAL FLOOR AREA : 1319 sq.ft. (122.5 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 four bedroom semi-detached home sitting on the hugely popular 'Hursthead' estate on the Bramhall/Cheadle Hulme border. Offering excellent space over three floors with a detached single garage. Offered for sale with no onward chain. This wonderful home is entered via a generous porch which in turn leads into a light hallway with turning staircase leading to the first floor. The living room sits to the right of the hallway and is a wonderful space with bay window and feature fireplace. The open-plan dining kitchen sits at the foot of the hallway and spans the width of the property. The kitchen comprises of modern units with sleek black worktops. There is generous space for a dining table and chairs, and this opens into a conservatory providing space for an additional seating area. The ground floor is completed by a WC and understairs storage cupboard. To the first floor there are three of the four bedrooms and the family bathroom. The bedrooms comprise two doubles, both of which offer fitted wardrobes, and a single. The family bathroom boasts a four piece suite including bath, shower, wash hand basin and WC. A turning staircase leads to the converted roof space and provides an additional double bedroom with further fitted wardrobes, and an en-suite with shower, wash hand basin and WC.

Externally the garden is mainly laid to lawn with herbaceous borders offering good privacy. Enclosed by wooden fencing there is a detached single garage that sits in the garden and at the foot of the driveway that extends from the front of the property, and provides off-road parking.





