



48 Waterloo Road, Bramhall

Freehold

IMMACULATE 1930s DETACHED HOUSE • FOUR BEDROOMS • SOUTH WEST FACING GARDEN • FREEHOLD • STUNNING OPEN PLAN DINING KITCHEN • CLOSE TO THE HAPPY VALLEY AND BRAMHALL PARK

A beautiful family home boasting stunning renovations. With a stunning open-plan dining kitchen with a vaulted ceiling and bi-folding doors leading to the most fabulous south-west facing garden.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: E

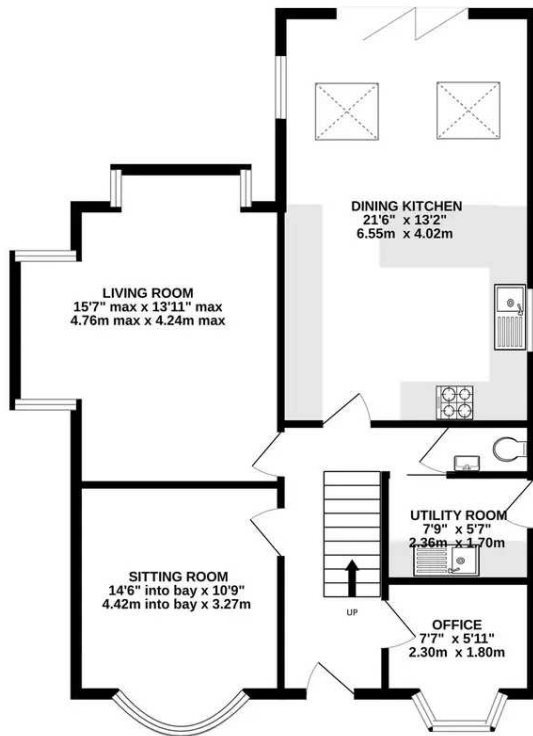
EPC Environmental Impact Rating: E



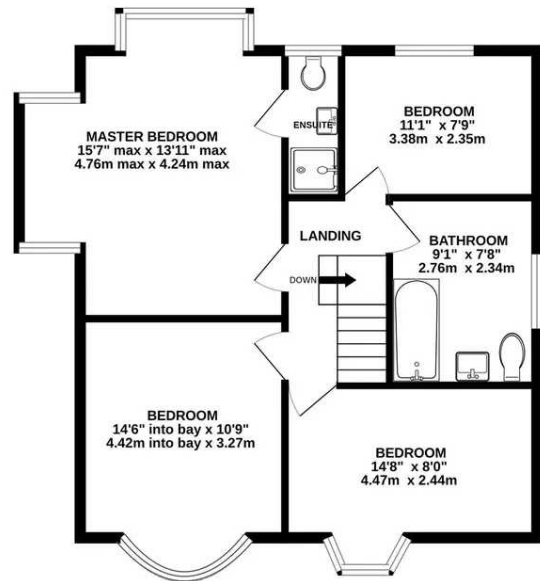
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GROUND FLOOR
797 sq.ft. (74.1 sq.m.) approx.



1ST FLOOR
663 sq.ft. (61.6 sq.m.) approx.



TOTAL FLOOR AREA: 1460 sq.ft. (135.6 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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This wonderful 1930's home sits on a popular residential road in Bramhall, close to Bramhall Park and The Happy Valley. Sat behind a generous driveway the front door leads into a welcoming entrance hall. The eye is drawn through to the kitchen at the foot of the hallway that boasts floor to ceiling bi-folding doors providing superb views out over the garden. There are further windows and skylights that allow excellent natural light into this large space. There are two generous reception rooms with the larger of the two at the rear of the house benefiting from dual-aspect windows and a patio door leading to the garden. The sitting room at the front of the property boasts a lovely bay window, and there is a home office to the opposite side of the hallway with another bay. The ground floor is completed by a WC and a spacious utility room that provides access to the side of the property.

To the first floor there are four spacious and well-proportioned bedrooms. The master bedroom sits above the rear reception room and benefits from the same dual-aspect windows and in-gle nook space. There is a contemporary en-suite off the master bedroom with walk-in shower, WC and wash hand basin. The family bathroom boasts another modern suite comprising a bath with shower over, WC and wash hand basin.

Externally the rear garden is a large space, primarily laid to lawn with the bonus of a paved patio sitting off the living room. It is a superbly private space surrounded by herbaceous borders, and benefits from a south-westerly facing aspect. Enclosed by wooden fencing, there is a gate at the side of the property that provides access to the driveway at the front, where off-road parking can be found.



