



10 North Park Road, Bramhall

Freehold

THREE BEDROOM SEMI-DETACHED • TWO GENEROUS RECEPTION ROOMS • CONTEMPORARY KITCHEN AND BATHROOM
• DETACHED SINGLE GARAGE • WELL-PRESENTED THROUGHOUT • CHARACTER FEATURES • GENEROUS DRIVEWAY
AND REAR GARDEN



A characterful three bedroom semi-detached home on the leafy North Park Road close to Bramhall Park. Offering spacious accommodation with two reception rooms, modern dining kitchen and three generous bedrooms.

Council Tax band: D

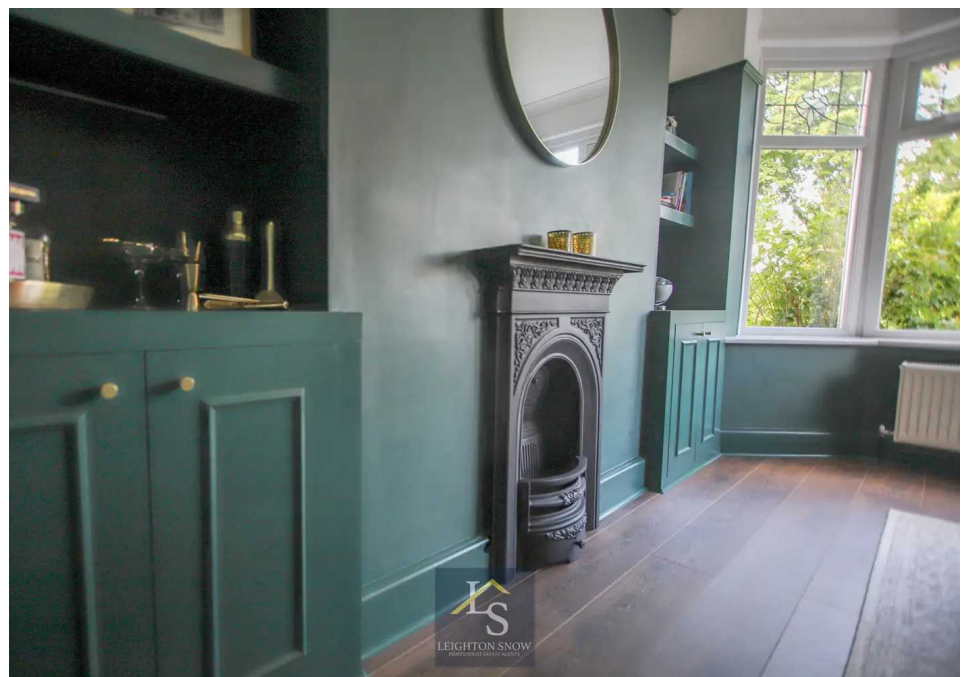
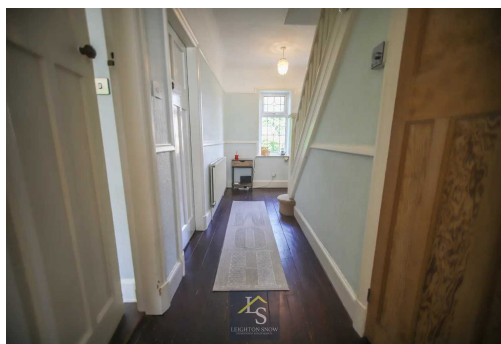
Tenure: Freehold

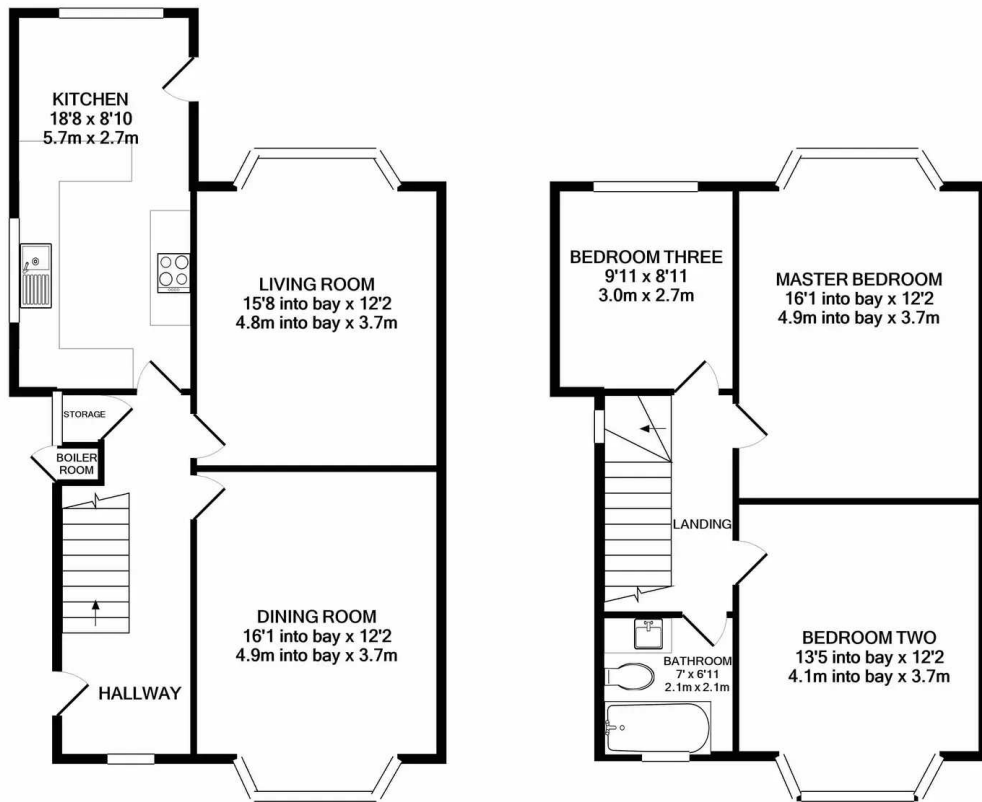
EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E



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GROUND FLOOR
APPROX. FLOOR
AREA 652 SQ.FT.
(60.6 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 576 SQ.FT.
(53.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 1228 SQ.FT. (114.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 lovely home is full of charm and character and sits at the Linney Road end of North Park Road. Sat back from the road behind a generous driveway and front lawn, and hidden by mature hedging, the entrance is at the side and leads into the hallway. The two reception rooms and kitchen sit off the hallway. The dining room sits to the front with bay window and characterful fireplace, and the living room at the rear also with a bay window and fireplace. The breakfast kitchen comprises modern units and drawers with a breakfast bar allowing space to eat with further room for a table and chairs. A door from the kitchen leads out to the rear garden.

To the first floor there are three generous bedrooms. Two of which are large doubles both with bay windows, and the master with a range of fitted wardrobes. The third bedroom is a spacious single. The bathroom is a modern suite and comprises a contemporary bath with shower over, WC and wash hand basin sat on a vanity unit.

Externally the rear garden is a good size and benefits from a good degree of privacy. It is mainly laid to lawn with a paved patio. There is a detached single garage that sits at the foot of the driveway. The driveway runs up the side of the property and provides off-road parking.



