



3 Lumb Lane, Bramhall

£500,000 Leasehold

BRAMHALL VILLAGE LOCATION • DRIVEWAY WITH OFF-ROAD PARKING • UNCONVERTED CELLAR SPACE • THREE BEDROOMS • OPEN-PLAN KITCHEN DINING • NO ONWARD CHAIN



A fantastic three bedroom semi-detached home situated in the heart of Bramhall Village, moments from the shops and restaurants as well as Bramhall Train Station. Boasting charming character throughout and offered for sale with no onward chain.

Council Tax band: D

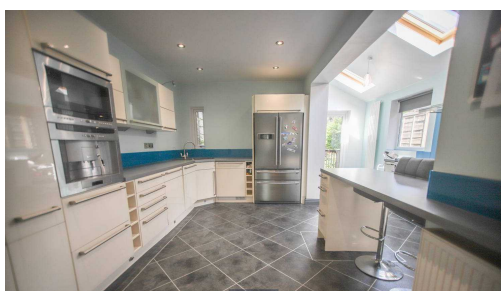
Tenure: Leasehold

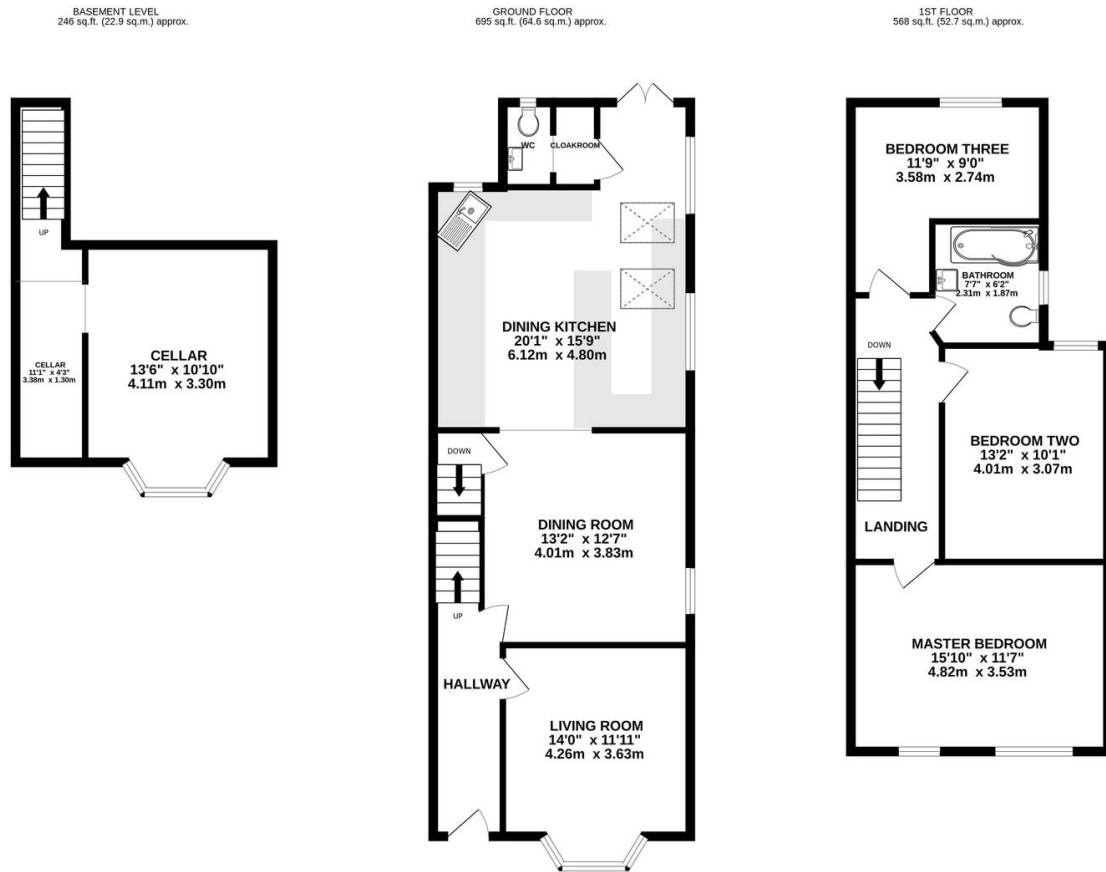
EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D



- BRAMHALL VILLAGE LOCATION
- DRIVEWAY WITH OFF-ROAD PARKING
- UNCONVERTED CELLAR SPACE
- THREE BEDROOMS
- OPEN-PLAN KITCHEN DINING
- NO ONWARD CHAIN





TOTAL FLOOR AREA : 1509 sq.ft. (140.1 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.
Made with Metropix ©2024

This fabulous home is large and spacious throughout with high ceilings and well-proportioned rooms. A glorious stained glass door leads you into the entrance hall. Off the entrance hall sits a living room with bay window and feature fireplace. The second reception room sits at the foot of the hallway and boasts another fireplace giving the room a characterful focal point. The dining room opens into the expansive kitchen which stretches across the width of the house and boasts dual aspect windows and two skylights allowing in an abundance of natural light. The kitchen comprises of a generous amount of white high-gloss cupboards and drawers incorporating a breakfast bar. There are patio doors that lead out to the garden, and a storage space that offers access to a WC. Access to the unconverted cellars is found off the dining room, and comprises one large room that currently offers excellent storage with the potential to create a more habitable space.

To the first floor there are three good sized bedrooms. The master is a large double and spans the width of the property, boasting two windows. The second and third bedrooms both sit at the rear of the house and can accommodate double beds. The family bathroom completes the internal accommodation and comprises a 'p'-shaped bath with shower over, wash hand basin and WC.

Externally the property boasts off-road parking at the front with a brick-paved driveway. Access can be found down the side of the property via a wooden gate where the back garden is enclosed by wooden fencing. There is an astro-turfed decking that currently houses a trampoline, and sits off the kitchen. There is a lawn and a patio that sits at the bottom of the garden. Herbaceous trees and hedging provide a lovely private aspect, giving a tranquil feel in the middle of a bustling village.



