



16 Hartington Road, Bramhall

£1,075,000 Leasehold

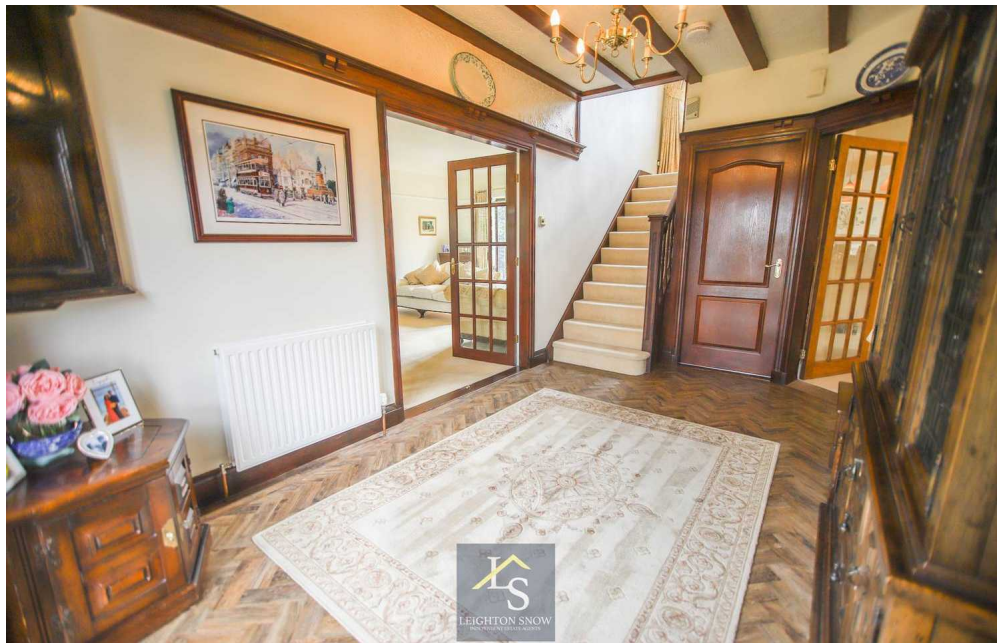
FIVE DOUBLE BEDROOMS • MINUTES WALK FROM BRAMHALL TRAIN STATION • LARGE SOUTH FACING GARDEN • LARGE PLOT • QUIET CUL-DE-SAC IN BRAMHALL VILLAGE • MODERN OPEN-PLAN DINING KITCHEN • DOUBLE GARAGE



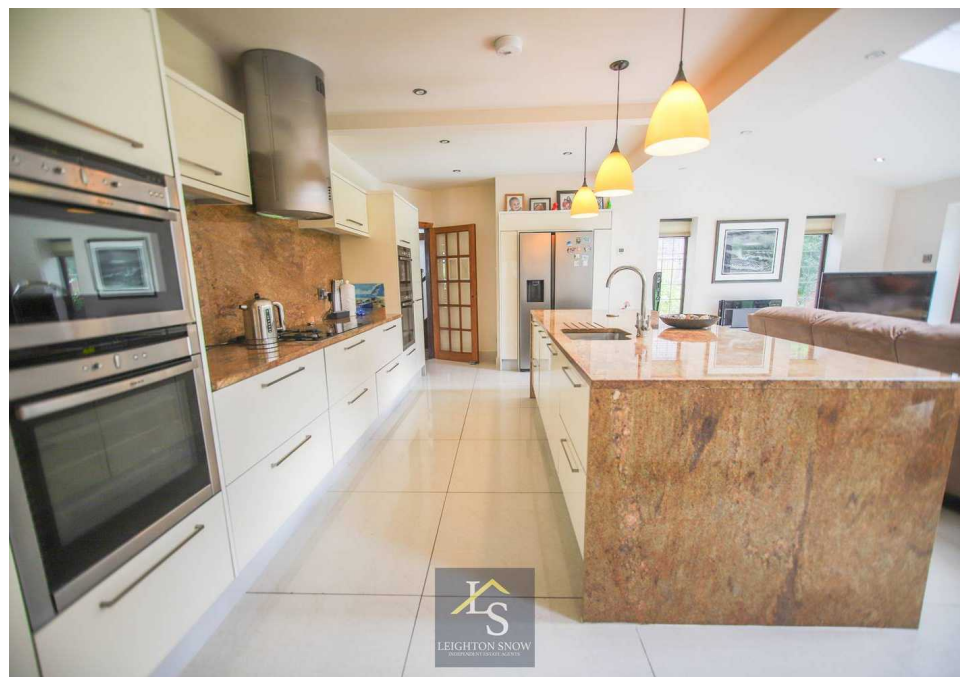
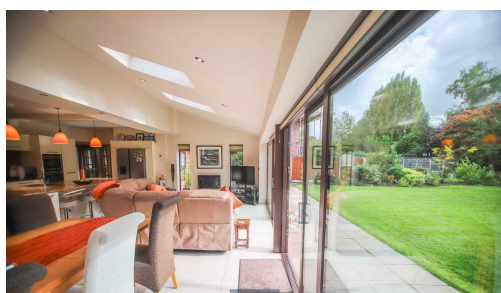
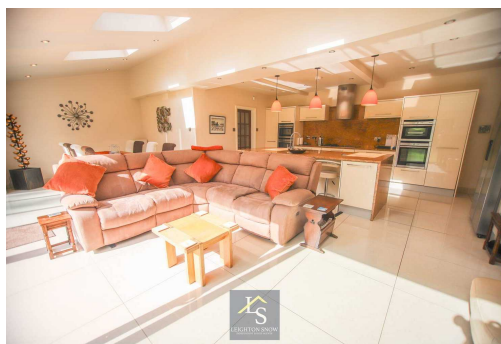
A glorious five bedroom detached home sitting on a substantial plot on a quiet cul-de-sac in Bramhall village. Boasting spacious and immaculately kept accommodation throughout, this family home is a true gem mixing charming character and large proportions with modern finishes.

Council Tax band: G

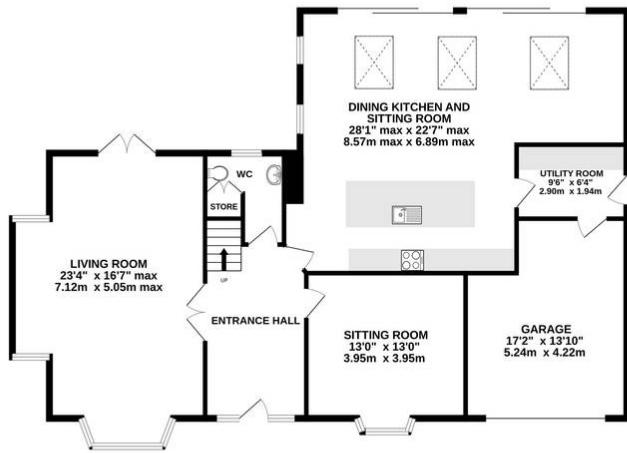
Tenure: Leasehold



- FIVE DOUBLE BEDROOMS
- MINUTES WALK FROM BRAMHALL TRAIN STATION
- LARGE SOUTH FACING GARDEN
- LARGE PLOT
- QUIET CUL-DE-SAC IN BRAMHALL VILLAGE
- MODERN OPEN-PLAN DINING KITCHEN
- DOUBLE GARAGE



GROUND FLOOR
1531 sq.ft. (142.2 sq.m.) approx.



1ST FLOOR
1133 sq.ft. (105.3 sq.m.) approx.



TOTAL FLOOR AREA : 2664 sq.ft. (247.5 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.
Made with Metropix ©2024



Sitting on the road's arguably largest plot, this is an extensive detached home with a large south-facing rear garden and beautiful front lawns providing a commanding kerb appeal. A grand entrance hall provides a warm welcome with wooden picture rail showcasing the character charm on offer throughout the house. To the left through double doors is the dual-aspect living room that runs the length of the house, with a large ingel-nook and doors leading out to the rear garden. A smaller sitting room sits to the right hand side of the hallway, whilst the large open-plan dining kitchen sits at the foot of the entrance hall. This is an impressive space warmed by underfloor heating, with a wall of sliding doors providing access and views over the garden. Three skylights make the most of the southerly-aspect and flood the room with natural light. The kitchen area itself boasts granite worktops and integrated appliances. A utility room sits off the kitchen and leads to the double garage. The ground floor is completed by a modern WC.

To the first floor there are five double bedrooms, a bathroom and a shower room. The master bedrooms sits over the living room offering windows to three sides. There is generous fitted wardrobes providing super storage as well as a dressing area with further fitted wardrobe space. A modern en-suite sits off the dressing area and boasts a walk-in shower, bath, WC and wash hand basin with underfloor heating. The family bathroom is also warmed by underfloor heating and is another four piece suite. There is an additional shower room off the landing with large shower, WC and wash hand basin. The four further bedrooms are all doubles and all offer fitted wardrobes/storage.

Externally the rear garden is a substantial space. There is a generous paved patio that runs across the rear of the house and leads on to the lawn. The lawn extends the length of the garden and is enclosed by fencing with mature trees providing a screen across the rear. There is access down both sides of the property with driveway providing superb off-road parking.



