

## 2 Montreux Gardens, Bramhall

Freehold

Three Bedroom Semi-Detached Home • Large Living Room • Off-Road Parking For Two Vehicles • Two Bathrooms & Downstairs WC • EPC Rating – B / Council Tax Band – D • Private Low-Maintenance Rear Garden • Built In Late 2017





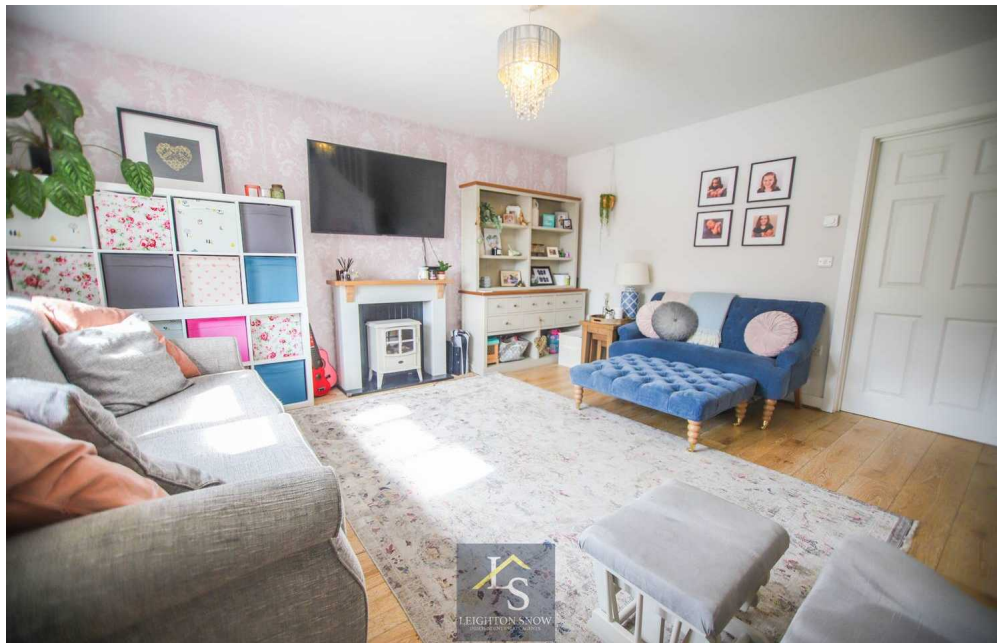
A lovely three bedroom semi-detached home, newly built in late 2017 which is well presented throughout. Benefitting from a private location overlooking Davenport playing fields, the property offers low maintenance gardens with off-road parking to the front for two vehicles. The property could be the perfect family home for you, with close proximity to local amenities, travel links and Bramhall Park.

Council Tax band: D

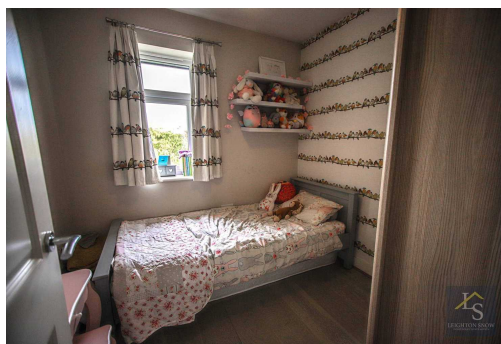
Tenure: Freehold

EPC Energy Efficiency Rating: B

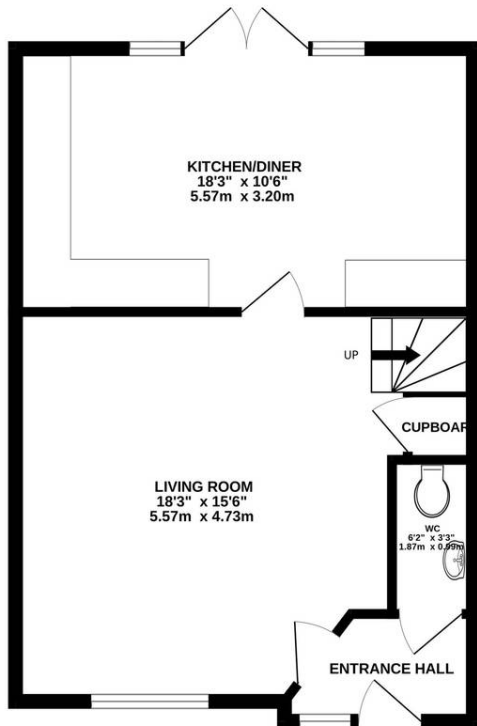
EPC Environmental Impact Rating: B



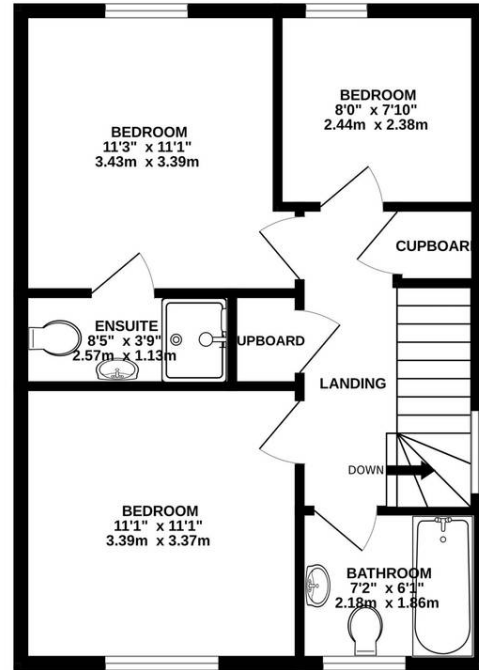
- Three Bedroom Semi-Detached Home
- Large Living Room
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- Two Bathrooms & Downstairs WC
- EPC Rating - B / Council Tax Band - D
- Private Low-Maintenance Rear Garden
- Built In Late 2017



GROUND FLOOR  
481 sq.ft. (44.7 sq.m.) approx.



1ST FLOOR  
475 sq.ft. (44.2 sq.m.) approx.



TOTAL FLOOR AREA : 957 sq.ft. (88.9 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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Set in the corner of the cul-de-sac, the property is entered upon a hallway with a downstairs WC in the room ahead. Leading on there is a light and airy living room with views to the front elevation, an understairs storage cupboard and stairs leading to the first floor. Completing the ground floor is a contemporary kitchen/ diner with double French patio doors leading out to the rear garden, and hosting a range of wall and base units with integrated appliances comprising; Neff Oven, Neff microwave, and a fridge freezer.

To the first floor, there are three bedrooms, two of which are spacious doubles, with the main bedroom also featuring a three-piece en-suite shower room, and bedroom two providing fitted wardrobes. The main bathroom is a modern three-piece suite consisting of a panelled bath with a shower over, wash basin and low-level WC.

Externally, the rear garden mainly consists of stone tiles with a patch of lawn enclosed by wooden fencing allowing further privacy. There is also access down the side of the property which leads to the front, where a driveway provides off-road parking for two cars.



