



41 Central Drive, Bramhall

£395,000 Freehold

LARGE THREE BEDROOM SEMI-DETACHED • SOUTH FACING REAR GARDEN • NO ONWARD CHAIN • DETACHED GARAGE
• CLOSE TO BRAMHALL PARK • WELL-PRESENTED THROUGHOUT



A brilliant and larger than average three bedroom semi-detached home sitting on a spacious plot with detached garage and south-facing gardens. Offered for sale with no onward chain this property is well-presented throughout and offers superb potential to be extended, subject to planning. Sitting close to Bramhall Park and within easy reach of great transport links, local amenities and sought-after schools.

Council Tax band: D

Tenure: Freehold

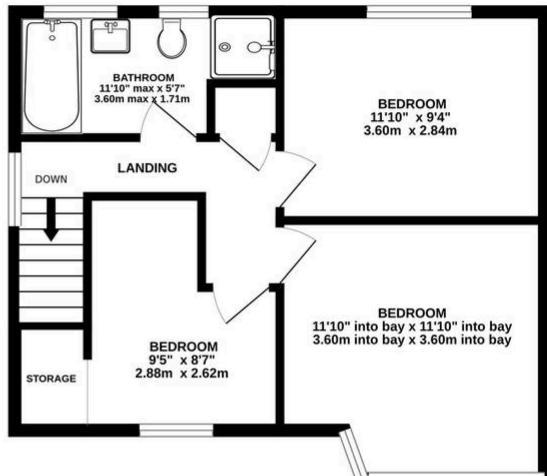
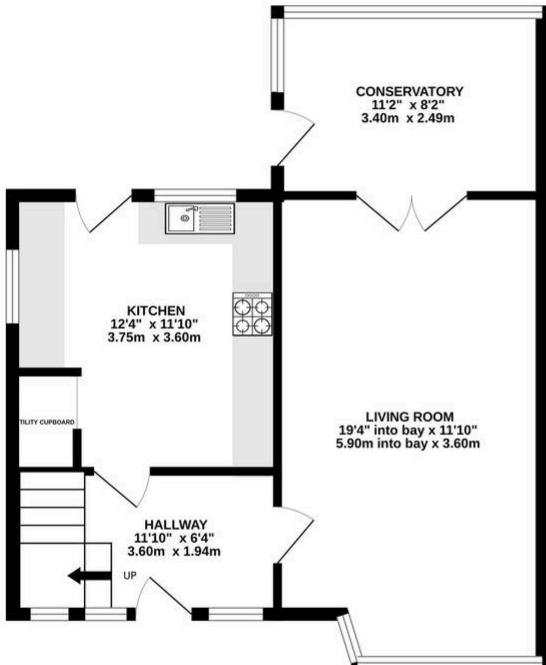


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GROUND FLOOR
557 sq.ft. (51.7 sq.m.) approx.

1ST FLOOR
460 sq.ft. (42.7 sq.m.) approx.



TOTAL FLOOR AREA : 1017 sq.ft. (94.5 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.

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This brilliant property sits behind a driveway that runs down the side of the property to a detached garage. Upon entering the home you are welcomed by a spacious hallway that leads to the kitchen and the living room. The living room boasts a lovely square bay and a modern fireplace, and opens into a large conservatory that in turn opens out on to the south-facing rear garden. The kitchen is a modern space with a handy utility cupboard with space and plumbing for a washing machine. The kitchen provides further access to the rear garden.

To the first floor there are three well-proportioned bedrooms and a large family bathroom. The bathroom boasts a four piece suite comprising shower, bath, WC and wash hand basin. The bedrooms are made up of two generous doubles and a large single. The single bedroom benefits from an integrated cupboard providing great storage. There is access off the landing to a generous boarded loft space with Velux window.

Externally the garden is a great size and benefits from a southerly-facing aspect. It is enclosed by wooden fencing and is mainly laid to lawn with a large paved patio. Mature trees provide a wonderful private position. There is a brick-built out house with electrics where the tumble drier is housed. Via a wooden gate there is access to the detached garage and the driveway.

