



22 Fountains Road, Bramhall

£475,000 Freehold

BEAUTIFULLY PRESENTED THREE BEDROOM SEMI-DETACHED HOME • STUNNING OPEN-PLAN DINING KITCHEN AND SITTING ROOM • CLOSE TO SOUGHT-AFTER SCHOOLS AND LOCAL AMENITIES • SITUATED ON THE BRAMHALL/CHEADLE HULME BORDER • DETACHED GARAGE • FAMILY BATHROOM AND GROUND FLOOR WC



This wonderful three bedroom semi-detached home has been thoughtfully extended and offers a most-impressive dining kitchen and sitting room with vaulted ceilings. This is a brilliant family home boasting 'turn-key' accommodation. Sitting on the Bramhall/Cheadle Hulme border, the property is close to sought-after schools and local amenities, as well as handy transport links.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

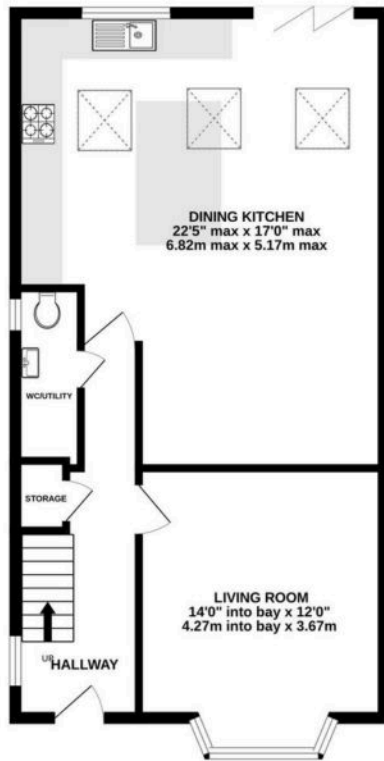
EPC Environmental Impact Rating: D



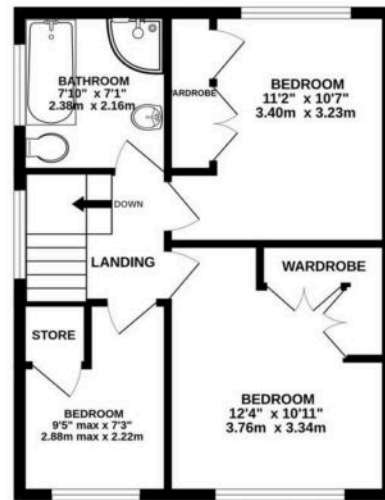
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GROUND FLOOR
638 sq.ft. (59.3 sq.m.) approx.



1ST FLOOR
429 sq.ft. (39.9 sq.m.) approx.



TOTAL FLOOR AREA: 1067 sq.ft. (99.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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Sat back from the road this lovely home benefits from mature hedging providing a private setting. The entrance hall offers a warm welcome with glass and oak staircase leading to the first floor. A bright and spacious sitting room sits off the hallway with a lovely bay window and fireplace providing a charming focal-point. At the foot of the hallway sits the stunning open-plan dining kitchen and sitting area. This large space boasts a fitted kitchen with central island, skylights set within vaulted ceilings and bi-folding doors leading to the rear garden. There is generous space for a dining table and chairs as well as a cosy sitting area providing plenty of room for a sofa and chairs. The ground floor is completed by a WC/utility room with space and plumbing for a washing machine and tumble drier.

To the first floor the three bedrooms are well-proportioned and comprise two doubles and a single. Each bedroom provides fitted storage with wardrobes in bedroom one and two, and an over-the-stairs cupboard in bedroom three. The bathroom is a good size and boasts a four piece suite comprising bath, corner shower, WC and wash hand basin.

Externally the rear garden is a low-maintenance space comprising primarily of a large astro-turf lawn enclosed by wooden fencing. A paved patio sits off the bi-folding doors of the kitchen and provides a great space for alfresco dining. The detached garage sits at the foot of the driveway that stretches the length of the house and is positioned at the rear of the garden. There is a wooden gate that leads from the driveway in the rear garden to the front of the house, where the drive sits alongside a front lawn enclosed by mature hedging.



