

3 Oak Drive, Bramhall

£650,000 Freehold

STUNNING REAR GARDEN • IMPRESSIVELY LARGE REAR GARDEN • FOUR BEDROOMS • TWO BATHROOMS • COMING TO THE MARKET FOR THE FIRST TIME IN 60 YEARS • WELL-PRESENTED THROUGHOUT



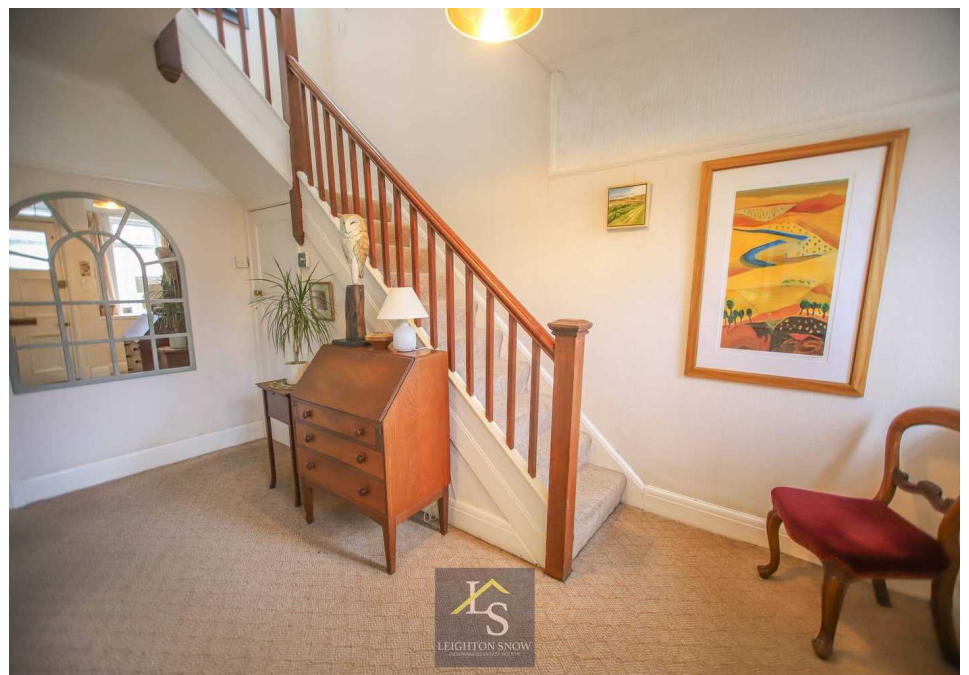
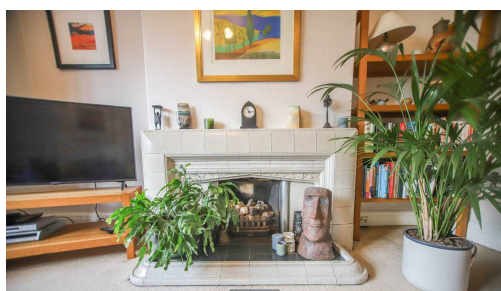
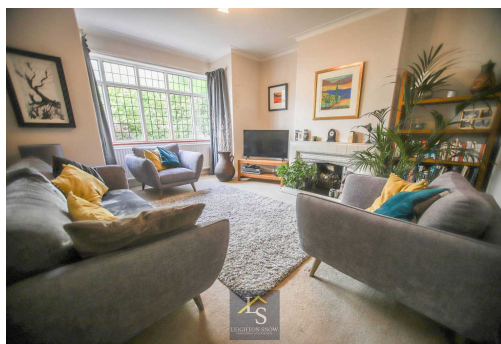
Coming to the market for the first time in 60 years is this beautiful four bedroom semi-detached home. Boasting a wealth of character charm and sitting on the Bramhall/ Cheadle Hulme border. The standout feature of this home has to be the expansive and truly charming rear garden. Split in to three sections with a 400 year old oak tree providing a serene setting, the garden offers arguably one of Bramhall's largest and most impressive plots.

Council Tax band: E

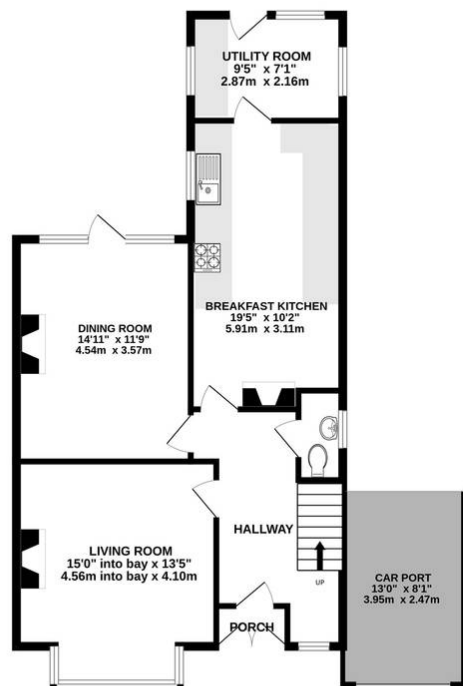
Tenure: Freehold



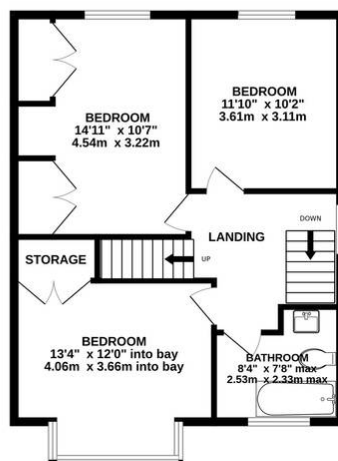
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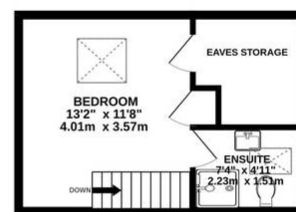
GROUND FLOOR
755 sq.ft. (70.1 sq.m.) approx.



1ST FLOOR
620 sq.ft. (57.6 sq.m.) approx.



2ND FLOOR
250 sq.ft. (23.2 sq.m.) approx.



TOTAL FLOOR AREA : 1625 sq.ft. (151.0 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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There is an entrance porch that leads into a wide hallway. The hallway provides access to two reception rooms, the breakfast kitchen and a WC. The front reception room boasts a lovely bay window and beautiful fireplace, whilst the rear reception room offers a door leading to a quaint paved patio. The breakfast kitchen is a generous space with plenty of room for a table and chairs. There are windows to two sides of the room allowing in plenty of natural light. The kitchen leads into a generous utility room that in turn provides access out to the rear garden.

To the first floor there are three of the four bedrooms and the family bathroom. The bedrooms are all doubles, with two of them providing fitted wardrobes offering a wealth of storage. The family bathroom has been replaced within the last few years and is a modern suite with underfloor heating and a bath with shower over, wash hand basin and WC. A staircase leads off the landing and up to the fourth bedroom. This is a great space with an en-suite shower room comprising shower, WC and wash hand basin. The bedroom space comfortably fits a double, and under eaves cupboards provide more storage.

Externally the garden is positioned in a south-easterly direction and truly must be seen to be fully appreciated. Mainly laid to lawns, with a greenhouse, summer house, two patios, three apple trees, a 400 year old oak tree and a wealth of mature hedging and places to explore! There is generous access down the side of the house where a tall car port sits behind a garage door. To the front there is off-road parking on a driveway surrounded by hedging providing privacy from the road.





