

24 Larchway, Bramhall

Freehold

DETACHED BUNGALOW • NO ONWARD CHAIN • TWO RECEPTION ROOMS • OPEN-PLAN DINING KITCHEN • QUIET CUL-DE-SAC LOCATION ON THE BRAMHALL/CHEADLE HULME BORDER • SOUTH-WEST FACING REAR GARDEN WITH EXCELLENT PRIVACY • BEAUTIFULLY PRESENTED THROUGHOUT



A beautiful two bedroom detached bungalow offering immaculate and thoughtfully reconfigured accommodation, perfect for those downsizing who are used to generous room proportions and a private plot. Benefitting from a marvellous south-west facing rear garden, and positioned on a quiet cul-de-sac on the Bramhall/Cheadle Hulme border, this bungalow is a unique find combining space and convenience with style and comfort. Offered for sale with NO ONWARD CHAIN.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

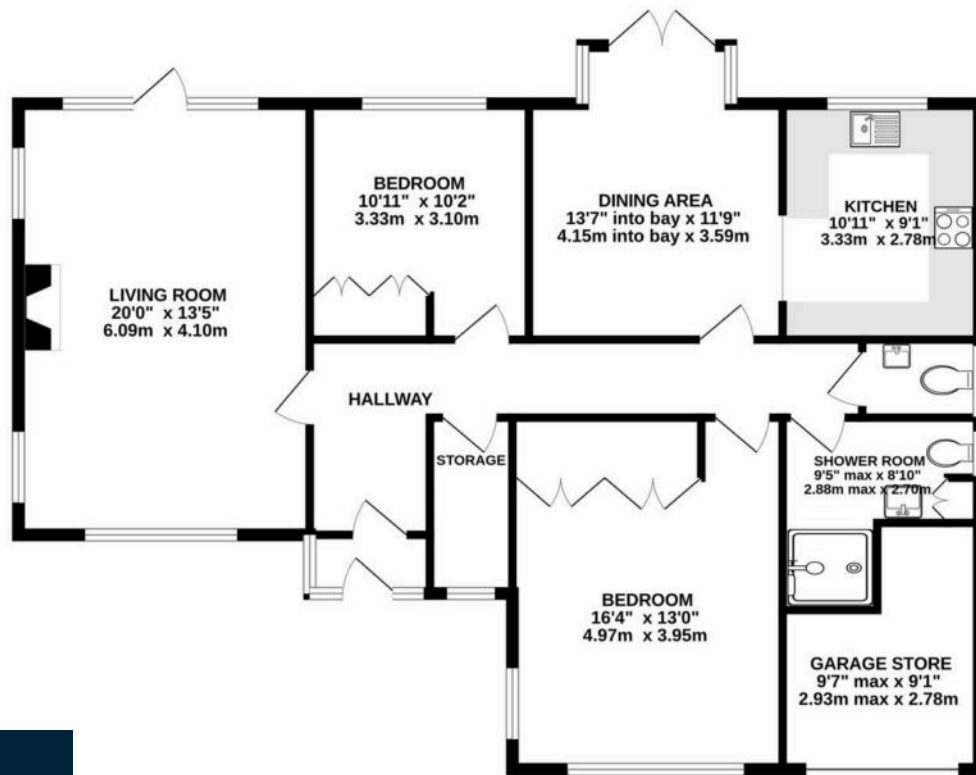
EPC Environmental Impact Rating: D



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GROUND FLOOR
1163 sq.ft. (108.1 sq.m.) approx.



TOTAL FLOOR AREA: 1163 sq.ft (108.1 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 Metropac 03/02/25



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Larchway is a sought-after cul-de-sac sitting off Elmsway on the Bramhall/Cheadle Hulme border, benefitting from easy access into both villages and all the popular shops, restaurants and transport links they have to offer.

Positioned on a large plot there is a generous driveway at the front of the bungalow sitting alongside a charming lawn and well-stocked borders. Gated access can be found down the side to the beautiful garden at the rear. The garden sits with a south-westerly facing aspect and is generous in size with a lawn and mature borders providing a lovely green outlook and also offering super privacy from neighbouring properties.

Internally the bungalow was remodelled in 2022 to include a part-conversion of the integral garage and a re-configuration of the layout. The shower room and kitchen were both replaced during this period and showcase modern features whilst remaining sympathetic to the age and style of the bungalow. All rooms are positioned off the hallway, with the living room the first door on the left. The living room is a beautiful space with windows to three sides allowing in an abundance of natural light, along with access out to the garden. The second reception room also provides patio doors to the garden and opens into the beautifully crafted kitchen with integrated appliances. Both bedrooms are doubles with bedroom two offering fitted wardrobes and bedroom one boasting dual aspect windows. The shower room is another modern space having been recently fitted and comprising an enclosed shower with tiled seat, wash hand basin set with a vanity, and a WC. There is also the benefit of a separate WC for guests.



