



11 Birchway, Bramhall

£475,000 Freehold

TWO/THREE BEDROOM DETACHED BUNGALOW • ELEVATED POSITION ON A QUIET CUL-DE-SAC • WEST-FACING GARDEN • DETACHED GARAGE • CLOSE PROXIMITY TO BRAMHALL VILLAGE • SHORT AND COMPLETE ONWARD CHAIN



A spacious two bedroom detached bungalow located at the head of a quiet cul-de-sac benefitting from an elevated position with ample off road parking, detached garage and beautiful, well kept gardens.

Council Tax band: E

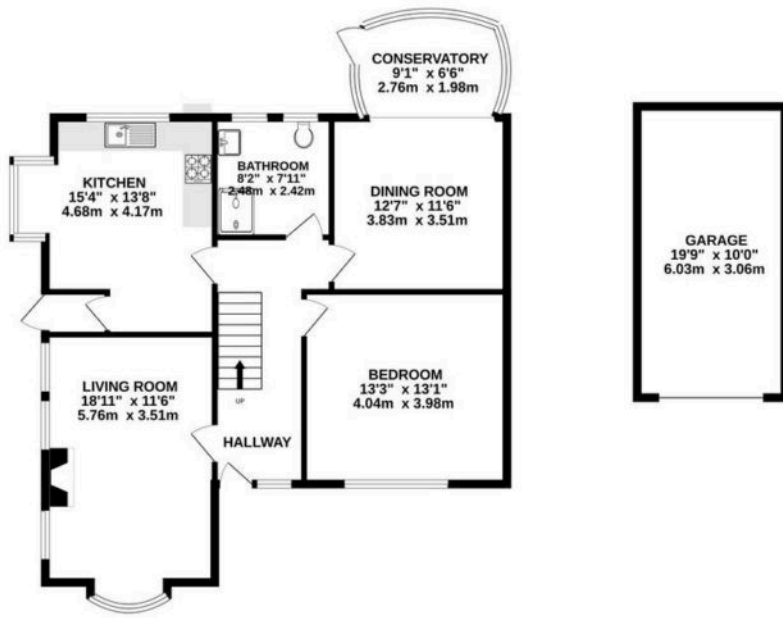
Tenure: Freehold



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GROUND FLOOR
1137 sq.ft. (105.6 sq.m.) approx.



1ST FLOOR
335 sq.ft. (31.1 sq.m.) approx.



TOTAL FLOOR AREA : 1471 sq.ft. (136.7 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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A spacious two/three bedroom detached bungalow located at the head of a quiet cul-de-sac benefitting from an elevated position with ample off road parking, detached garage and beautiful, well kept gardens. The property sits elevated from the road and is approached via steps leading up to the front door and offers flower beds and rockeries, whilst the driveway continues down the side of the property and leads to the detached garage. The rear garden sits in a lovely and private position not being overlooked, and features a huge variety of established plants and flowers surrounding a generous lawn.

There is a covered porch leading into the welcoming entrance hall. The property offers a spacious lounge with dual aspect and the second reception room can either be utilised as a dining room or second bedroom and opens into a charming conservatory space overlooking the rear garden. The master bedroom is of a good size and features a range of fitted wardrobes. A generous dining kitchen offers a great range of units and provides space in a lovely bay window for a dining table. There is a modern shower room featuring large walk in shower, WC and sink. The property benefits from a fabulous loft conversion boasting a large and versatile occasional space/ bedroom and features a WC off the landing area. There is an abundance of cupboards set within the eaves providing super storage options.

We highly recommend an internal inspection to appreciate the well presented accommodation on offer along with the stunning gardens.



