



5 Birchway, Bramhall – SK7 2AG
£525,000





Detached Bungalow ** 2 Double Bedrooms ** Large Lounge ** Open Plan Dining Kitchen ** Modern Kitchen Area ** Dining Area ** Utility Area ** Modern Bathroom ** Ample Storage ** Driveway Parking ** Front Garden ** South West Facing Rear Garden ** Attached 20'9 Garage ** Cul-de-sac Location

We are delighted to offer for sale this well presented and extended detached bungalow located in a quiet cul-de-sac location within a popular and sought-after area of Bramhall.

Birchway, Bramhall is accessed off Thornway, which in-turn can be found off Ack Lane East. The position of the bungalow and road location means that you have easy access to Bramhall Village and commuter links such as bus routes or walk down Robins Lane or Benja Fold to the Train Station. The village has a wide variety of shops, and eating and drinking places, plus essential services such as Dentists and Doctors. If you like walking, there are many beautiful open spaces to explore within a relatively short distance! Happy Valley, Bramhall Park, Carr Wood, or easy access along the A555 Bypass to Poynton, Middlewood Way and the Peak District beyond.

This property occupies a slightly elevated plot which offers the property privacy from the front road, although the quiet cul-de-sac is relatively private anyway. There is a driveway to the front with adjacent steps leading to the home, plus a well-maintained lawn area with flower bed borders. The driveway leads to the attached garage which boasts over 20ft measurements for its length and the garage (subject to planning permission) could lend itself to conversion if you wanted an extra room to use as living accommodation.

At the rear there is a beautiful garden, which enjoys a South Westerly aspect, with patio area abutting the home, and a large expanse of lawn plus well stock flower bed borders which finish off the look of the garden superbly.

We trust our floor plan, and photographs will give you a good indication of the shape size and condition of the property however, we strongly advise you to view this home to fully appreciate the many benefits on offer. In brief the accommodation comprises:

You first enter the home via the front porch and from there enter the main reception hallway. The hall leads to all the main rooms in the property such as there is a spacious and wider than average lounge positioned to the rear of the accommodation. The lounge has a feature fireplace to one wall with



- 2 Double Bedrooms
- Large Lounge
- Open Plan Dining Kitchen
- Modern Kitchen Area
- Spacious Dining Area
- Utility Area
- Modern Bathroom
- Driveway & 20ft Attached Garage
- South West Facing Rear Garden

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D



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