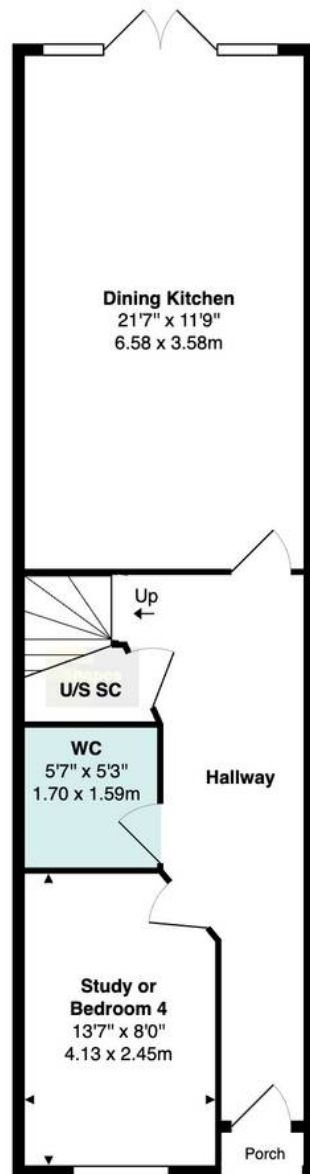


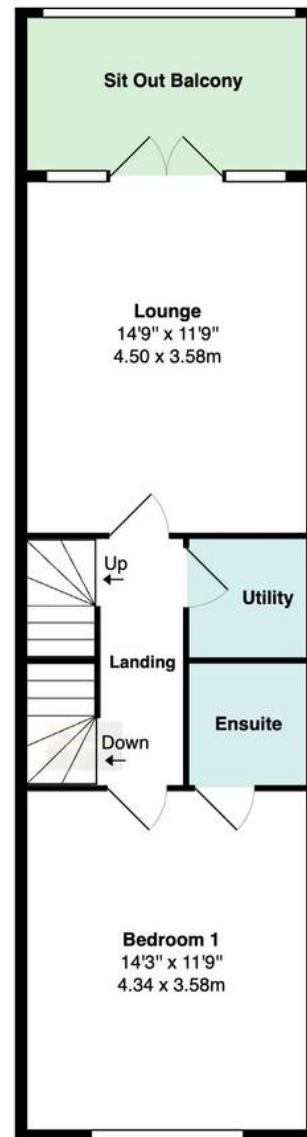


3 Pownall Place, 81 Bramhall Lane South – SK7 2EN
£625,000

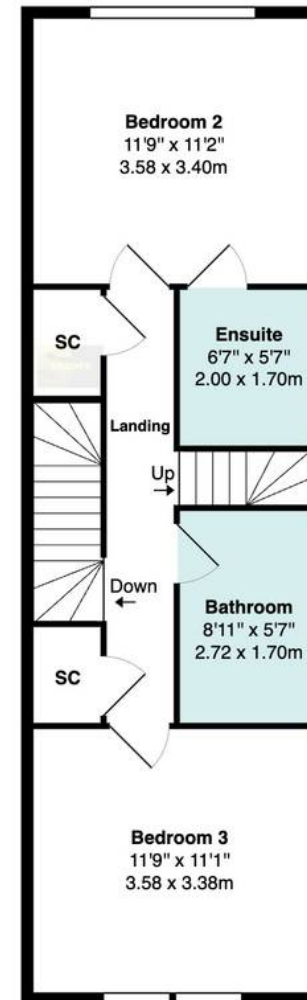




Ground Floor
Approximate Area: 549 ft² ... 51.0 m²



First Floor
Approximate Area: 550 ft² ... 51.1 m²



Second Floor
Approximate Area: 482 ft² ... 44.8 m²



Third Floor
Approximate Area: 322 ft² ... 30.0 m²

Approximate Total Area: 1903 ft² ... 176.8 m²







We are delighted to offer for sale this beautifully appointed 4-bedroom mid-mew home that exudes charm and elegance at every turn. Boasting adaptable accommodation spread over 4 levels, this property offers the unique opportunity to choose between 4 or 5 double bedrooms to suit your lifestyle. The property features an enclosed walled garden at ground floor level, plus a balcony perfect for al fresco dining off the lounge at first floor level, and a stunning roof garden that provides a peaceful retreat, with panoramic views to the West. The stylish dining kitchen is a focal point of the home leading out to the rear garden, both ideal for entertaining, while the spacious lounge opens onto the balcony, flooding the space with natural light. A study or office offers a private corner to work or relax. With 3 bathrooms (inc 2 ensembles), a separate toilet at ground floor level, and a utility room on the first floor, convenience and practicality are at the forefront of this home. Additionally, a garage to the rear adds further functionality for parking or storage. All of the adaptable and beautifully appointed accommodation is located in the sought-after Bramhall Lane South Conservation area and just a stone's throw from the vibrant village of Bramhall, providing easy access to amenities, bus routes, the train station, and motorway networks, this home could be perfect for City Centre workers wanting to use public transport. Nature enthusiasts will appreciate the proximity to scenic open spaces such as Bramhall Park, Happy Valley, and Benja Fold, perfect for leisurely walks or picnics, making this home a haven for those seeking a harmonious blend of convenience and tranquillity.

The outdoor spaces of this property truly and literally elevate the living experience, offering a sanctuary to unwind and enjoy the fresh air on any one of the three outdoor spaces on offer. The garden provides the normal ground level space to entertain, with a lawn and patio area, perfect for hosting gatherings or simply relaxing in the sunshine. A balcony off the lounge offers a charming spot to enjoy morning coffee or evening drinks, while the roof garden offers panoramic views and a private escape from the hustle and bustle of daily life. To fully appreciate the charm, space on offer and homely feel of this remarkable property, we highly recommend viewing in person to experience the distinct allure and outstanding features that set this home apart from the rest.

Important – Please click on the "Material Information" link for more important information.

Tenure: Freehold

Service Charge: £25 per month

Disclaimer: If you are reading this disclaimer on an advert either printed by us or yourself please visit the digital property page for the full marketing disclaimer on this property before committing to purchase. Alternatively please request the disclaimer to be printed off separately. Certain websites may also promote our properties without our consent and we will not be held responsible for their omission of this disclaimer.

Material Information has been sourced from various official and 3rd party sources. For more information please email " compliance @ snapes . co . uk " with the specific property your enquiry relates to. We strongly advise you consult a Solicitor and/or a surveyor and carry out your own research on the information provided to ensure there have been no changes since the information was sourced as we do not check for changes which may happen after the listing was made available. For broadband/mobile services we urge you to contact your provider to ensure your the service you need and your device is compatible. Human error by 3rd party data inputters, and a lag in data being transposed to digital records are some of the reasons the above information may be outdated before or after you view.

Marketing: Our floor plan may not show some small recess areas, support posts or chimney breasts and any floor area or total area measurements quoted will include all the areas shown on the floor plan, unless otherwise noted, inc but not limited to attached or integral garages. We do not recommend you use our floor plan to decide on buying carpets or furniture without measuring the space yourself, as skirting boards may alter the space you require because we measure above skirting board level. No appliances including heating and electrics have or will be tested by Snapes Estate Agents and we cannot be held responsible for a seller changing or removing fittings which are currently shown or mentioned in our marketing. **Images Including Videos:** Our photos and videos are provided to show the property in the best possible light and may have had some editing enhancements to improve the quality of the photo. The photos should not be used as an indication of what is included in the sale, both internally and externally. We strongly advise you consult with the Fixture and Fittings Form provided by the seller's solicitor once a sale has been agreed, or when offering make it known to the office or your solicitor if there are any items you expect or want to be left, so this can be agreed prior to a sale progressing.

EPC Rating: C



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