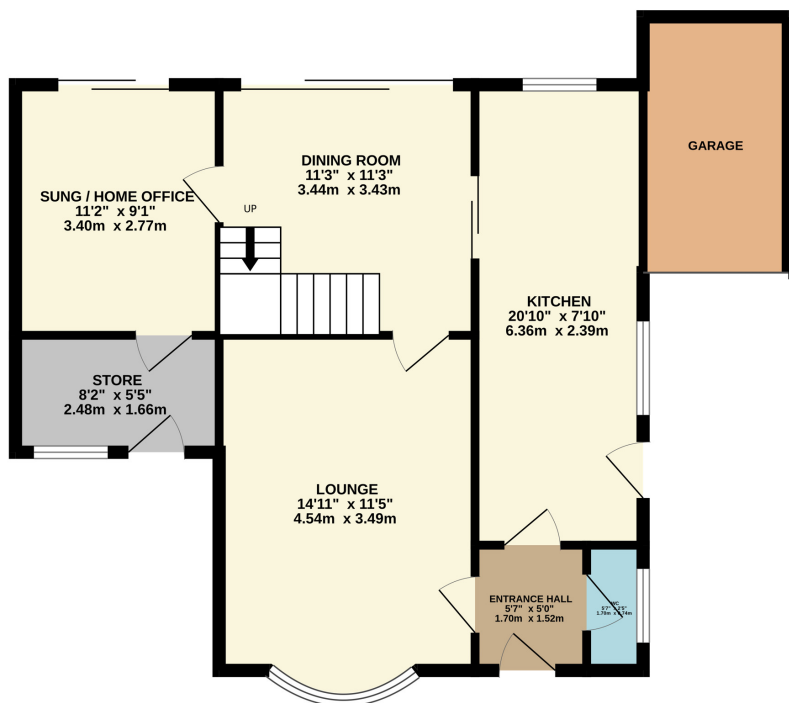




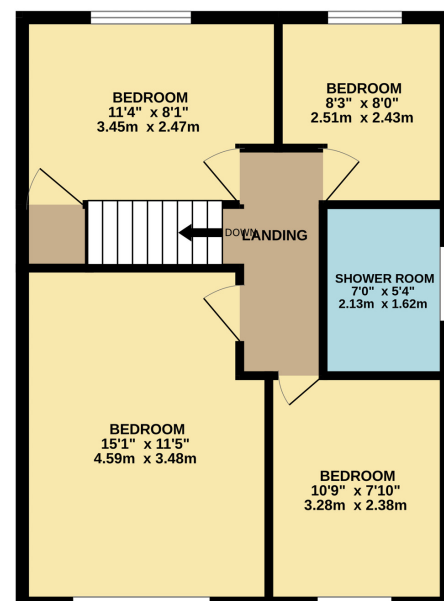
FLOOR LAYOUT

Not to Scale - For Identification Purposes Only

GROUND FLOOR
721 sq.ft. (67.0 sq.m.) approx.



1ST FLOOR
493 sq.ft. (45.8 sq.m.) approx.



TOTAL FLOOR AREA : 1214 sq.ft. (112.8 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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The agent has not tested apparatus, equipment, fittings or services and so cannot verify they are in working order or fit for their purpose. The buyer is advised to obtain verification from their Solicitor or Surveyor. Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property. Please note that all measurements are approximate. These particulars are issued on the understanding that any negotiations in regard to this property are carried out through Edward Mellor Ltd. This property is offered subject to not being sold or withdrawn on receipt of reply. These particulars are believed to be correct but do not form a contract for sale. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. The vendor does not make or give, and neither Edward Mellor Ltd. nor any person in their employment has any authority to make or give, any representation or warranty in relation to this property.



Features

- Extended 4 Bedroom Detached
- Available With No Chain
- Outstanding Ongoing Potential
- 3 Reception Areas
- Cul De Sac Location

An outstanding opportunity to acquire a family size and extended 4 bedroom detached home which enjoys a desirable cul de sac location in the highly sought after area of Bramhall. This impressive size property is being offered For Sale with No Onward Chain and provides an opportunity for the new prospective owner to

modernise and improve to their own taste and specifications to create a long term family home. The property features 3 reception areas and 4 bedrooms and offers versatile and adaptable accommodation over 2 impressive floors which is very much conducive to family living. In addition, the property stands on a good size plot

which features good size lawned gardens to both the front and rear whilst a long Resin driveway leads to a brick built garage to provide ample off road parking. This lovely size home offers outstanding value for money given its prime location and an early viewing is highly recommended.



Abingdon Road is a highly regarded residential cul de sac location which is particularly popular with young families given its proximity to excellent schools, local shopping facilities and Historic and picturesque Bramhall Park. The accommodation on offer briefly comprises : Entrance hall, downstairs WC, lovely size front living room which provides ample room for seating and entertaining, dining room with sliding doors leading to the rear garden, study / snug with feature fireplace, storage area and a good size breakfast kitchen. To the first floor a landing leads to 4 bedrooms and a 3 piece family shower room. Externally, there are well tended and good size lawned gardens to the rear which afford a high degree of privacy whilst ample parking is provided by a long driveway and brick built garage.

