



Totnes Avenue | Bramhall, | SK7 3PH

EDWARD
mellor



Features

- Extended 5 Bedroom Family Home
- 3 Bathrooms
- Stylish Open Plan Dining Kitchen
- Optional Integral Annex
- Highly Sought After Location

Welcome to Totnes Avenue in this highly regarded residential suburb of Bramhall. This considerably extended FIVE BEDROOM, 3 BATHROOM family home offers expansive accommodation over 2 impressive floors and is ideally suited to a growing

family. The property offers versatile living space with the distinct advantage of an optional SIXTH bedroom as a granny suite on the ground floor with its own en suite wet room or could be used as an additional reception room to suit the needs of the new owner. In

addition, the centrepiece of this well proportioned home is the fabulous open plan living kitchen which provides ample room for both seating and dining and is ideal for entertaining. Outstanding value for money. Viewing recommended.



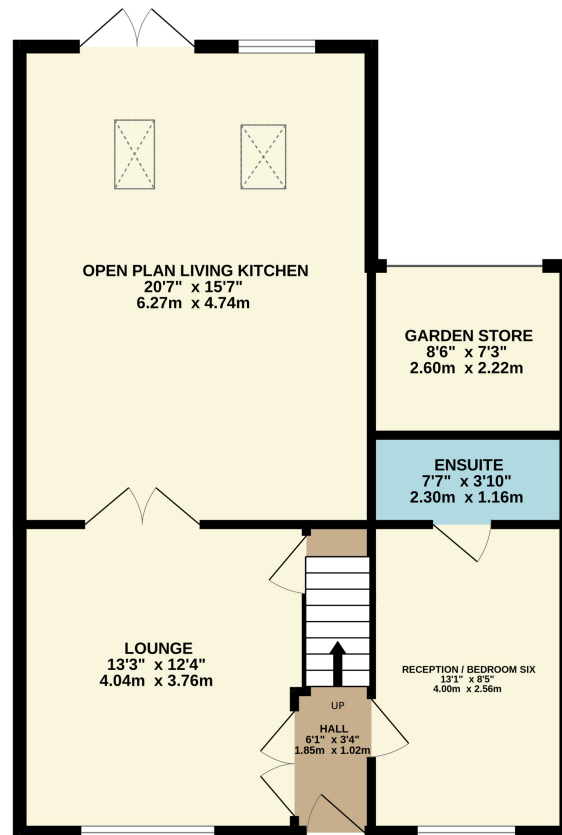
Totnes Avenue is situated on the popular New House Farm Development in Bramhall which caters for local shopping facilities, public transport links and even boasts its own picturesque fishing lake. The accommodation on offer briefly comprises : Entrance vestibule / hall with stairs leading to the first floor, front lounge proving ample room for seating, fabulous open plan living kitchen with French doors leading to the rear garden and an additional reception room which offers the versatility as an extra bedroom / play room with en suite wet room. To the first floor, a landing leads to 5 further bedrooms with en suite to one of the bedrooms whilst a lovely 3 piece family bathroom with claw bath completes the first floor accommodation. Externally, the property enjoys a lawned garden frontage with adjacent Resin driveway providing off road parking and to the rear is a lawned garden with Alfresco patio areas together with a useful garden store.



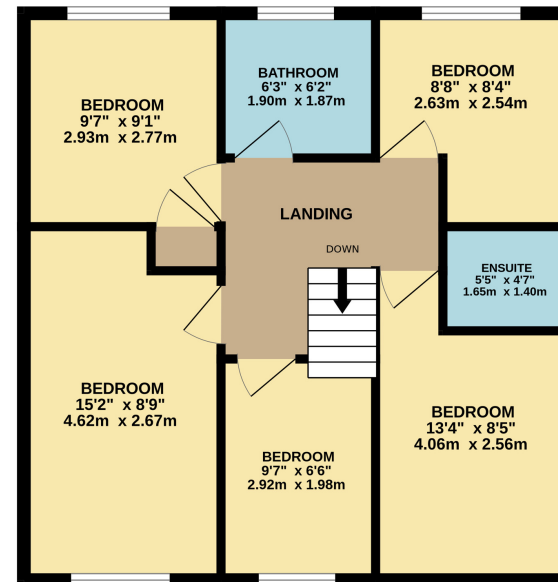
FLOOR LAYOUT

Not to Scale - For Identification Purposes Only

GROUND FLOOR
715 sq.ft. (66.5 sq.m.) approx.



1ST FLOOR
573 sq.ft. (53.2 sq.m.) approx.



TOTAL FLOOR AREA : 1288 sq.ft. (119.7 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.

Made with Metropix ©2025

Important Information

EPC Rating

- Council Tax Band: C

182, London Road, SK7 4DQ
T: 0161 456 6000
E: hazeltgrove@edwardmellor.co.uk



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.