



Moreton Avenue | Bramhall | SK7 2BD

EDWARD
mellor



Features

- Available With No Chain
- Family Size 3 Bedroom Home
- Walking Distance To Bramhall Village
- Superb Rear Views
- Refitted Family Bathroom

An outstanding opportunity to acquire a family size 3 bedroom home in the heart of Bramhall Village. This lovely size property is being offered For Sale with No Onward Chain and enjoys a desirable cul de sac location within walking distance of the village and

enjoys a stunning open aspect over playing fields to the rear. The property stands on a fabulous size plot which is epitomized by a lovely size lawned garden frontage which is flanked by a decorative Resin driveway and provides an abundance of essential

parking whilst also having enclosed and private gardens to the rear. In addition, there are 3 well proportioned bedrooms, a beautifully refitted 3 piece shower room and useful additional outbuildings for extra storage. Viewing recommended.



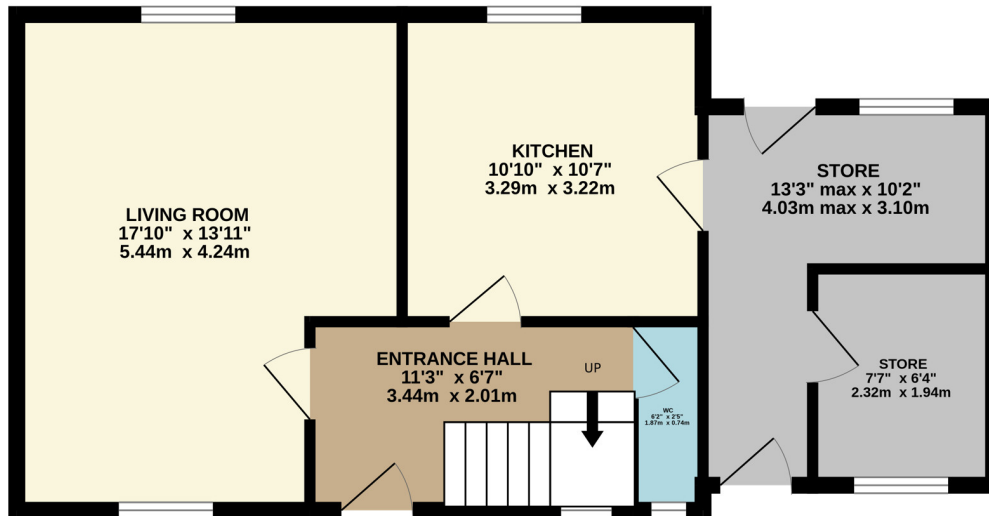
Moreton Avenue is a highly regarded residential cul de sac within 2 minutes walk of the affluent Bramhall Village with all its fine restaurants and wine bars whilst also being within close proximity of excellent schools and good public transport links. This is a perfect opportunity to make a house into a long term family home with outstanding ongoing potential. The accommodation on offer briefly comprises : Welcoming entrance hall with stairs to the first floor, downstairs WC, impressive size L shaped lounge and dining area and fitted kitchen which also provides access to the useful outbuilding to the side. To the first floor, a landing leads to 3 excellent size bedrooms and a superbly refitted 3 piece shower room. New windows were installed in 2022 and the property currently benefits from Electric Fischer heating.



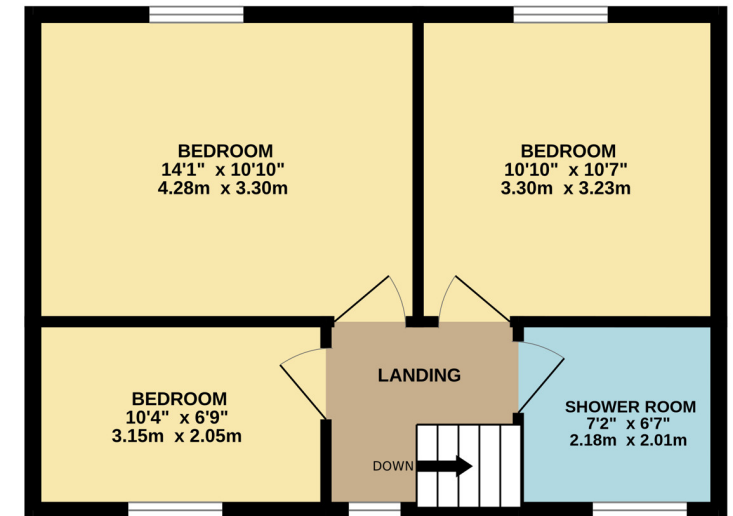
FLOOR LAYOUT

Not to Scale - For Identification Purposes Only

GROUND FLOOR
550 sq.ft. (51.1 sq.m.) approx.



1ST FLOOR
416 sq.ft. (38.6 sq.m.) approx.



TOTAL FLOOR AREA : 966 sq.ft. (89.8 sq.m.) approx.

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Important Information

- Council Tax Band: B
- Tenure:Freehold

EPC Rating

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