

7 Bramwell Way
Wilmslow



Andrew J Nowell
& Company



7 Bramwell Way, Bollin Park, SK9 2TL

An impressive detached residence which has been upgraded by the current owner and boasts a larger than usual rear garden.

- Detached Home
- High Specification
- Large Garden
- No Onward Chain

7 Bramwell Way forms part of the exclusive Bollin Park development and was recently constructed by David Wilson Homes.

The property has been significantly upgraded by the current owner and offers spacious and versatile accommodation finished to an extremely high standard throughout.

A feature of particular note on the ground floor is the superb open plan living dining kitchen with contemporary units, large central island/breakfast bar with marble worksurfaces and integrated AEG appliances.

In addition on the ground floor is the living room with contemporary electric fire and media wall, snug/office, utility room and downstairs WC. Throughout the ground floor there are large Italian tiles and underfloor heating.







On the first and second floors are five double bedrooms and three bathrooms (two en-suite). The principal bedroom has a large dressing room with fully fitted wardrobes.

All of the bathrooms have contemporary fittings and bespoke tiling. The fifth bedroom is currently utilised as media room.

Situated in a semi-rural location on the outskirts of Wilmslow Town Centre. The centre offers a good range of shopping, supermarkets, stylish boutiques and fine restaurants.

The area is renowned for its excellent schooling and wonderful walks including The Carr's, The Bollin Valley and The Edge, a beauty spot of historical importance. The motorway network system is within easy access as is Manchester International Airport local and commuter rail links to Manchester and London.

The property is offered for sale with no onward chain.

Property Information

What 3 Words - [///ang.majors.lunch](https://www.what3words.com/ang.majors.lunch)

Council Tax - G

EPC Rating - B

Tenure - Freehold



GROUND FLOOR
965 sq.ft. (89.6 sq.m.) approx.



1ST FLOOR
996 sq.ft. (92.6 sq.m.) approx.



2ND FLOOR
690 sq.ft. (64.1 sq.m.) approx.



TOTAL FLOOR AREA : 2865sq.ft. (266.2 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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