



7 Fairway, Bramhall, Cheshire, SK7 1DB

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7 Fairway, Bramhall, Cheshire, SK7 1DB

£1,600 Per Calendar Month

- Detached bungalow set on the outskirts of Bramhall Village
- Well-appointed accommodation within sought after location
- Light and airy lounge opening in to a conservatory
- Two double bedrooms (one with ensuite)
- Decking area outside to the rear. Low maintenance gardens with raised flowerbeds
- Driveway providing off road parking and leading to single garage with electric door
- Gas central heating and double-glazing
- EPC Rating: TBC
- Council Tax Band: D (Stockport)





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A well-presented two double two bathroom (one en-suite) detached bungalow situated in a central Bramhall location within a short walk of the village and the train station as well as many local amenities.

The accommodation includes an enclosed porch, hall, spacious living room, conservatory (with two radiators), kitchen (fitted with modern white units and integrated appliances that include an electric double oven, gas hob, extractor and there are tiled splash backs) and utility/laundry room (with glass roof lantern, modern units and space for a washing machine, tumble dryer and under counter fridge). Main bedroom with en-suite wet room (with walk in wet shower area with thermostatic shower fittings and a glass screen. Modern white sanitary ware, tiled splash backs, extractor and LED downlights), second double bedroom and an additional wet room (with modern white sanitary ware and thermostatic shower fittings, tiled walls and a ladder radiator). In addition, there is a large, boarded loft area with two access points (kitchen and garage) via pull down ladders that provides excellent storage space. Double glazed and gas fired central heating (run by a Worcester combination boiler). A paved driveway to the front provides off road parking and leads to an integral garage (with electric door). There are landscaped, attractive gardens to the front and rear. There is a paved stone patio, raised timber decking area, raised timber planters, and gated side access. Outdoor light and power. Timber shed. UNFURNISHED. AVAILABLE: IMMEDIATELY. OPEN TO SHORT TERM AS WELL AS LONG TERM.

IMPORTANT INFORMATION

Parking - Off road parking on driveway to the front of the house. Single garage

Heating - Gas central heating

Mains services - Gas, Electric and Water

Broadband providers - Virgin Media and Openreach. You may also be able to obtain broadband service from these Fixed

Wireless Access providers covering your area for EE and Three

Mobile providers - Likely coverage by EE, Three, O2 and Vodafone

*Broadband and mobile providers information taken from the Ofcom mobile and broadband checker



GROUND FLOOR
1059 sq.ft. (98.4 sq.m.) approx.



TOTAL FLOOR AREA: 1059 sq.ft. (98.4 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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