

ANY
PART EXCHANGE
WELCOME



Northcote Road
Bramhall, SK7 2HJ

SHRIGLEY ROSE & CO
Bespoke Estate Agents



Northcote Road, Bramhall, SK7 2HJ

Introducing a fantastic opportunity to own a four-bedroom Link-Detached home in a prime location with incredible potential to add significant value. This family home is strategically situated in a sought-after neighbourhood, offering the perfect blend of convenience and lifestyle.

Upon entry, a bright large porch greets you, setting the tone for the inviting atmosphere that awaits within. The ground floor boasts a practical and strategically laid-out configuration, beginning with a convenient downstairs WC. This thoughtful addition ensures practicality for both residents and guests.

As you proceed through the spacious and inviting hallway, the heart of the home unfolds. The dining room, adorned with charm, features patio doors that gracefully open to the rear garden. This seamless connection to the outdoors not only floods the space with light but also provides a delightful setting.

The large living room offers a haven of relaxation, providing ample space for gatherings, entertainment, or quiet moments of reflection with patio doors that also open up to the garden making it a bright and airy room for all occasions.

The kitchen offers both space and functionality, Abundant space allows for easy movement and efficient meal preparation, creating an inviting atmosphere for cooking enthusiasts and casual home chefs alike.

Adjacent to the main kitchen, discover an additional sitting room that leads onto the garden. This adaptable space can serve as an extension of your living area, creating a perfect spot for casual conversations, reading, or enjoying the serene views of the outdoors.

For those who require a dedicated workspace, a home office is purposefully placed on the ground floor. This private sanctuary allows you to balance work and home life seamlessly, providing an ideal environment for productivity.

Adding to the convenience, a utility room is intelligently incorporated into the layout, offering practical solutions to everyday tasks, and maintaining an organized living space.

Completing the ensemble is a large integral garage, providing secure parking and additional space that can be adapted to suit your needs, whether it be for storage or a personalized project area.

Ascend to the first floor of this splendid home, where comfort and peacefulness take centre stage in the form of four generously proportioned bedrooms and a well-appointed neutral bathroom. The bright landing serves as a welcoming nexus, guiding you to the various rooms.

Each of the four spacious bedrooms is designed with your utmost comfort in mind. Ample natural light illuminates these havens, creating an inviting atmosphere that complements the neutral tones for a serene and timeless ambiance.

The good-sized neutral bathroom on this floor is a sanctuary of cleanliness and tranquillity. Thoughtful design elements and modern fixtures ensure a harmonious blend of form and function, offering a peaceful space for your daily routines.





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Step into the outdoor oasis that surrounds this exquisite home, where a large plot awaits, offering both practicality and serenity. The front of the residence welcomes you with a spacious driveway, providing ample parking space for your convenience. The garden, thoughtfully landscaped, adds a touch of greenery and curb appeal, creating a warm and inviting entrance to your abode. Venturing to the rear of the property, a vast and inviting patio area unfolds, providing the perfect setting for outdoor gatherings, al fresco dining, or simply basking in the sunshine. This expansive patio seamlessly transitions to a well-manicured lawned area, offering a picturesque backdrop for outdoor activities, play, or relaxation. Situated in the highly convenient and sought-after location of Bramhall, this residence boasts an excellent address that enhances your lifestyle in numerous ways. Bramhall, known for its charm and amenities, provides the perfect backdrop for a fulfilling and well-connected living experience.



The Current Owners Love:

- The gardens are lovely, especially the rear garden which is not overlooked and is a wonderful sun trap!
- Lots of living space and great storage space in each of the bedrooms
- Lovely bright energy in the house and the openness

We Have Noticed:

- It is a great location for Bramhall, local amenities and great schools.
- So much space inside and out with more than ample storage.
- Lots of scope to add value to the property if of interest.





Key Features:

- This beautiful mature south facing garden looks great in both the winter and the summer. It also has a large flagged patio area for those summer bbq's
- A large double garage offers ample storage
- This fabulous home has 4 large reception rooms, great for relaxing with the family or entertaining
- A great family home that is in the perfect location for Bramhall Village and amenities
- Just a short distance from Bramhall train station and in great catchment for sought after local schools
- The four spacious double bedrooms are bright and airy
- A fabulous footprint of a family home that has even more scope for development

Tenure: Freehold

Council Tax Band: E

Possession: Vacant possession upon completion

Total Floor Area: 1809

Viewing: Strictly by appointment only through Shrigley Rose & Co

Property Summary:

GROUND FLOOR

Porch 8'10" x 5'0" (2.69m x 1.52m)

WC 6'5" x 4'10" (1.96m x 1.47m)

Hallway 13'10" x 7'10" (4.22m x 2.39m)

Kitchen 11'10" x 9'10" (3.61m x 3m)

Dining Room 10'5" x 8'10" (3.18m x 2.69m)

Living Room 18'3" x 14'11" (5.56m x 4.55m)

Sitting Room 14'10" x 13'10" (4.52m x 4.22m)

Office 7'10" x 7'10" (2.39m x 2.39m)

Utlility Room 7'10" x 7'0" (2.39m x 2.13m)

Garage 16'5" x 16'3" (5m x 4.95m)

FIRST FLOOR

Landing 15'0" x 7'6" (4.57m x 2.29m)

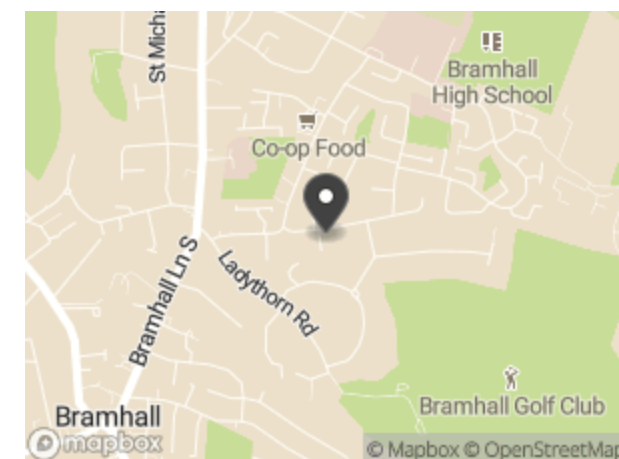
Bedroom One 12'10" x 12'5" (3.91m x 3.78m)

Bedroom Two 12'5" x 11'10" (3.78m x 3.61m)

Bedroom Three 11'10" x 6'10" (3.61m x 2.08m)

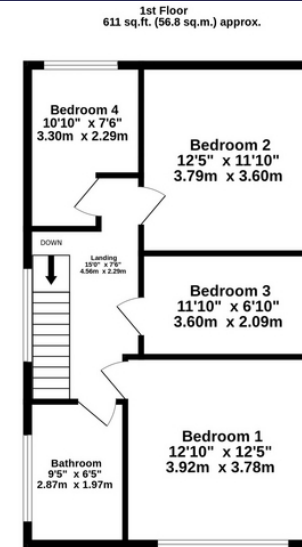
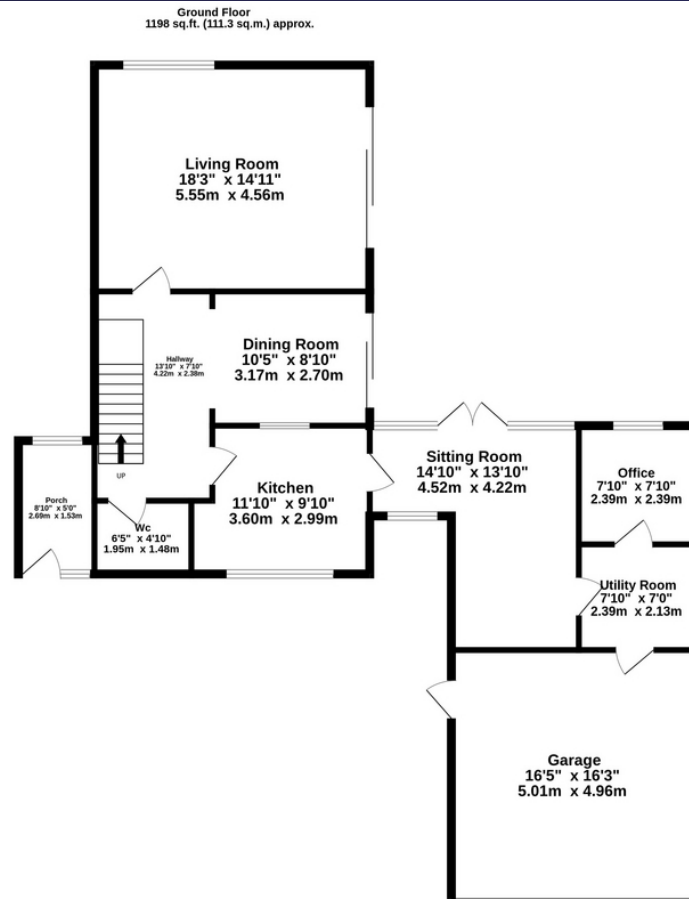
Bedroom Four 10'10" x 7'6" (3.3m x 2.29m)

Bathroom 9'5" x 6'5" (2.87m x 1.96m)





DID YOU KNOW...? YOU CAN PART EXCHANGE YOUR CURRENT HOME FOR THIS PROPERTY... HASSLE FREE.



TOTAL FLOOR AREA : 1809 sq.ft. (168.1 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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4 Ravenoak Road, Cheadle Hulme, SK8 7DL

Tel: 0161 425 7878

Email: hello@shrigley-rose.co.uk

www.shrigley-rose.co.uk

MONEY LAUNDERING REGULATIONS 2017 Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale. THE PROPERTY MISDESCRIPTIONS ACT 1991 We have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars, whilst believed to be accurate are set out as a general guideline and do not constitute any part of an offer or contract. Intending Purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy.