

ANY
PART EXCHANGE
WELCOME



Cromwell Road
Bramhall, SK7 1DA

SHRIGLEY ROSE & CO
Bespoke Estate Agents



Cromwell Road, Bramhall, SK7 1DA

Welcome to your future home in the heart of Bramhall village! This exquisite four-bedroom, two-bathroom residence is a turnkey masterpiece, offering a harmonious blend of practicality and luxury. From its stunning finish to its innovative features, this home has been meticulously designed to cater to your every need and desire.

As you step inside, prepare to be wowed by the sheer elegance of this modern abode. Porcelain flooring and quartz worktops exude sophistication, while Buster and Punch door handles add a touch of contemporary flair throughout. LED lighting illuminates the kitchen, showcasing its sleek design and premium Miele and AEG appliances.

Speaking of the kitchen, prepare to be amazed by its functionality. The kitchen island boasts pop-up wireless charging stations, ensuring that your devices are always powered up and ready to go. Whether you're preparing a gourmet meal or catching up on emails, this kitchen is designed to make your life easier and more enjoyable.

But the luxury doesn't stop there. Smart toilets and underfloor heating throughout the downstairs and upstairs bathrooms provide the ultimate in comfort and convenience. A new boiler with an extra water tank allows for simultaneous showers, ensuring that everyone in the family can get ready without any hassle.

The open-plan layout creates a versatile living space, seamlessly blending indoor and outdoor living.

As you ascend the stairs, prepare to be captivated by the stylish accommodations that await in this luxurious home's four bedrooms. Each step leads to a realm of unparalleled elegance and comfort, where meticulous attention to detail ensures a seamless blend of style and functionality. From the spacious master suite adorned with tasteful accents to the inviting guest rooms exuding warmth and sophistication, every bedroom offers a haven of refined living. Impeccable finishes, designer touches, and premium amenities create an ambiance of luxury that envelops you in comfort from the moment you arrive.

Outside, the delights continue. Electric gates with an intercom system provide security and privacy, while an electric car charging point offers sustainability for the eco-conscious homeowner. The rear garden provides a peaceful retreat, perfect for relaxing or entertaining guests.

Located in a peaceful and sought-after area, this home is also within close proximity to excellent schools and the vibrant village of Bramhall. Fully renovated inside and out, this home has been lovingly restored to its former glory, offering a truly exceptional living experience.

Don't miss your chance to own this stunning property in Bramhall village. Schedule a viewing today and prepare to fall in love with your new forever home.



Cromwell Road, Bramhall, SK7 1DA

The Current Owners Love:

- The close proximity to Bramhall Village is ideal, just a few steps and you are in the centre
- The way we have designed the house has made it very easy and low maintenance to keep it clean and keep everything up to a high standard
- The gadgets we have around the house makes our life so much easier on a daily basis

We Have Noticed:

- This home has been renovated to an extremely high standard with beautiful fixtures and fixtures making it completely turn key.
- Excellent Bramhall Village location.
- Open plan and versatile living accommodation including a beautiful patio area.







Key Features:

- Any part exchange welcome
- Stunning TURNKEY Four bedroom, two bathroom family home
- This home has everything you need, both practicality and luxury from pop up charging docks to smart toilets
- 'Wow' factor such a gorgeous finish to this unique modern home
- Underfloor heating throughout the downstairs and in upstairs bathrooms
- New boiler with extra water tank to allow for simultaneous showers
- Open plan and versatile living with an inside/outside feel with the rear garden
- Electric gates with intercom system plus an electric car charging point
- Peaceful and sought after location in the heart of Bramhall village
- Great location for excellent sought after schools

Tenure: Freehold

Council Tax Band: D

Possession: Vacant possession upon completion

Total Floor Area: 1656

Viewing: Strictly by appointment only through Shrigley Rose & Co

Property Summary:

GROUND FLOOR

Hallway 5'3" x 10'0" (1.6m x 3.05m)

Kitchen / Dining / Living Room 22'11" x 24'5" (6.99m x 7.44m)

Storage Cupboard

WC 3'7" x 5'4" (1.09m x 1.63m)

Sitting Room 7'7" x 20'5" (2.31m x 6.22m)

FIRST FLOOR

Landing 17'2" x 15'4" (5.23m x 4.67m)

Bedroom Two 12'2" x 13'1" (3.71m x 3.99m)

Bedroom Three 11'7" x 13'1" (3.53m x 3.99m)

Bedroom Four 8'5" x 11'4" (2.57m x 3.45m)

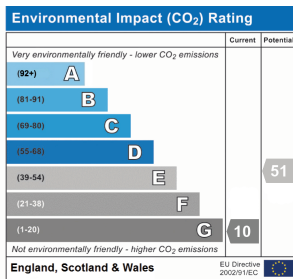
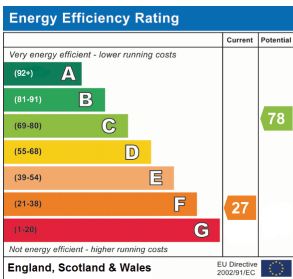
Bathroom 8'9" x 5'3" (2.67m x 1.6m)

SECOND FLOOR

Landing

Bedroom One 17'5" x 15'11" (5.31m x 4.85m)

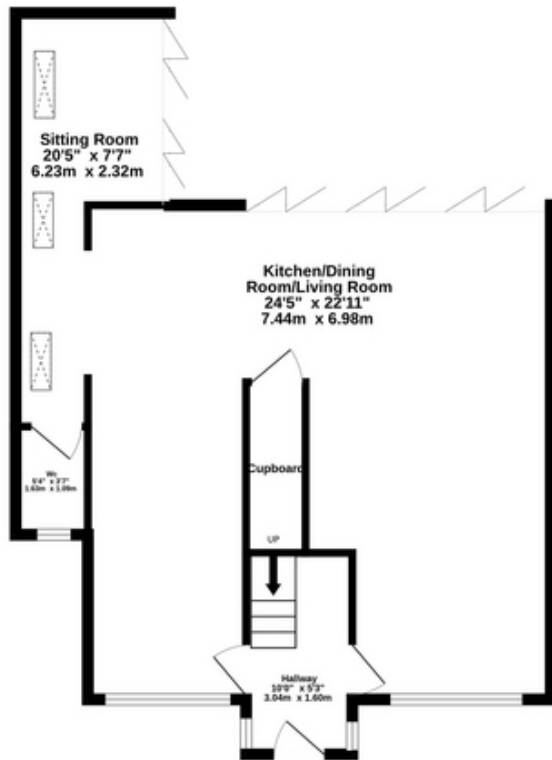
Ensuite 5'11" x 10'3" (1.8m x 3.12m)



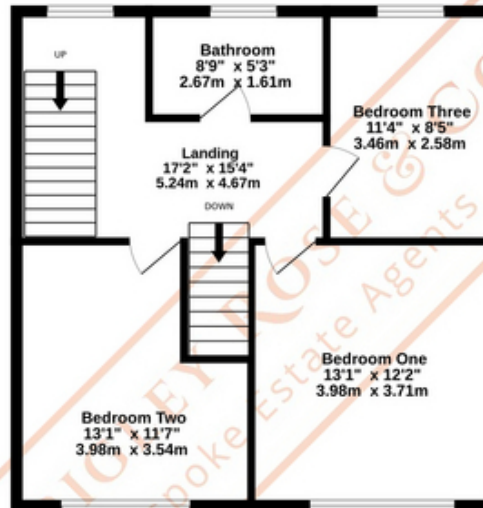


DID YOU KNOW...? YOU CAN PART EXCHANGE YOUR CURRENT HOME FOR THIS PROPERTY... HASSLE FREE.

Ground Floor
704 sq.ft. (65.4 sq.m.) approx.



1st Floor
581 sq.ft. (53.9 sq.m.) approx.



2nd Floor
372 sq.ft. (34.6 sq.m.) approx.



TOTAL FLOOR AREA : 1656 sq.ft. (153.9 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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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.