

ANY
PART EXCHANGE
WELCOME



Linney Road
Bramhall, SK7 3JW

SHRIGLEY ROSE & CO
Bespoke Estate Agents



Linney Road, Bramhall, SK7 3JW

This well-appointed, three-bedroom detached family home in Bramhall offers an excellent opportunity to create the perfect family living space. As you enter through the bright porch, you're welcomed into a hallway providing access to various functional areas. The downstairs WC adds convenience, while the spacious living room seamlessly connects to the dining room, offering access to the utility room. The modern kitchen, complete with a breakfast bar and matching wall and base units, features a dining area and dual aspect windows, offering delightful garden views. Additional amenities include under stairs storage and direct access to the utility room, which leads outside.

Heading upstairs, a landing grants access to three bedrooms and a stylish bathroom. The main bedroom, positioned at the front, boasts fitted wardrobes for added storage. Bedrooms two and three, both doubles, also feature fitted wardrobes. The bathroom, elegantly designed with an over-the-bath shower and tiled floor to ceiling, completes the upstairs layout.

Outside, a spacious driveway accommodates ample parking and leads to a tandem garage, separated by a stud wall, providing versatility for either additional living space or storage. The mature rear garden, predominantly laid to lawn with an array of plants and shrubs, includes a patio area, perfect for outdoor enjoyment and relaxation.

Located close to Bramhall Park and within the catchment area for excellent local schools, Linney Road offers tranquil views of playing fields, providing a peaceful and idyllic setting for family life.

The Current Owners Love:

- Great views all around
- Sunshine in the summer
- Good size garage and workshop at the rear

We Have Noticed:

- Walking distance of Bramhall Park, great for little ones and little paws!
- Potential to create the perfect family home
- The idyllic location with beautiful views over open fields







Key Features:

- ANY PART EXCHANGE WELCOME
- A three bedroom detached family home
- Fabulous Open Views from the front
- Extended generous accommodation
- Immaculately presented throughout
- Detached tandem garage
- Ample off road private parking
- Catchment area for excellent local schools

Tenure: Freehold

Council Tax Band: E

Possession: Vacant possession upon completion

Total Floor Area: 1563

Viewing: Strictly by appointment only through Shrigley Rose & Co

Property Summary:

GROUND FLOOR

Porch

Hallway 8'10" x 5'8" (2.69m x 1.73m)

Kitchen 18'10" x 13'3" (5.74m x 4.04m)

Living Room 18'0" x 12'7" (5.49m x 3.84m)

Dining Room 12'7" x 9'4" (3.84m x 2.84m)

Utility Room 8'2" x 4'1" (2.49m x 1.24m)

WC 6'2" x 3'6" (1.88m x 1.07m)

Garage 16'6" x 8'8" (5.03m x 2.64m)

Garage 13'8" x 11'5" (4.17m x 3.48m)

FIRST FLOOR

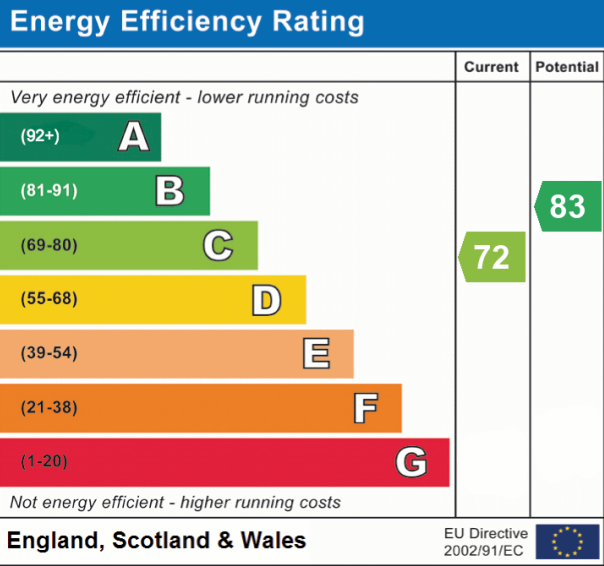
Landing 17'9" x 8'10" (5.41m x 2.69m)

Bedroom One 12'7" x 11'2" (3.84m x 3.4m)

Bedroom Two 16'8" x 10'1" (5.08m x 3.07m)

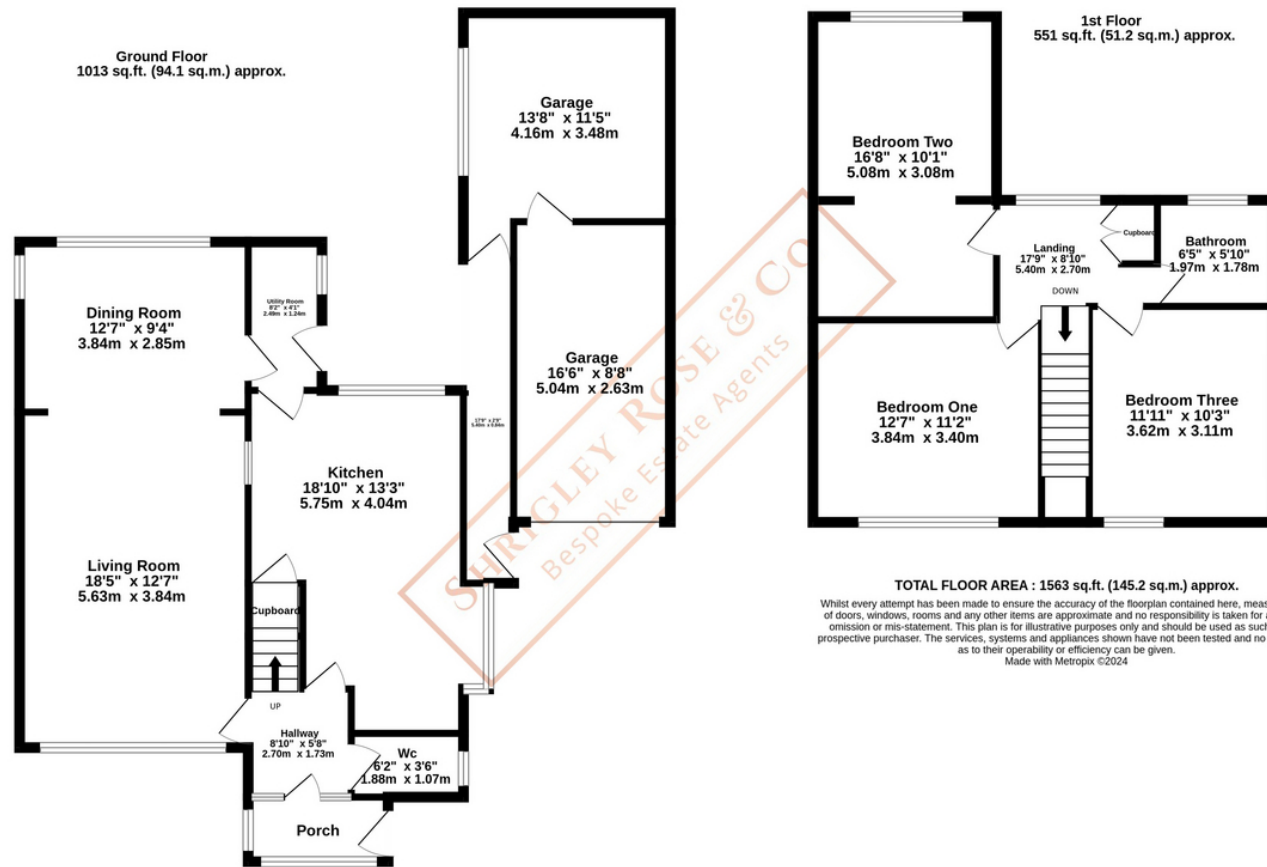
Bedroom Three 11'11" x 10'3" (3.63m x 3.12m)

Bathroom 6'5" x 5'10" (1.96m x 1.78m)





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



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