

ANY
PART EXCHANGE
WELCOME



Burford Avenue
Bramhall, SK7 1BL

SHRIGLEY ROSE & CO
Bespoke Estate Agents



Burford Avenue, Bramhall, SK7 1BL

Nestled in the heart of Bramhall, this attractive three-bedroom semi-detached family home exudes charm and comfort. Situated on Burford Avenue, a peaceful cul-de-sac, it offers the perfect blend of tranquillity and convenience. Just a five-minute stroll away lies the vibrant Village, boasting an array of fantastic shops, restaurants, and bars, ensuring that every amenity is within easy reach. The property's prime location also places it in an excellent catchment area for top-tier local schools, making it an ideal choice for families.

Stepping into this charming home, you're welcomed by a porch leading into a bright hallway, complete with convenient under stairs storage. A cosy living room awaits, boasting a bay window that offers a secluded retreat from the open-plan living kitchen. The heart of this home truly lies within the living kitchen area, where glossy matching wall and base units, an island featuring butcher block-style worktops, and integrated appliances create a stylish and functional space. A snug living area, complete with a cosy log burner, seamlessly blends into a dining area, with bi-folding doors opening onto the garden, perfect for indoor-outdoor living and entertaining. Ascending the stairs to the landing, you'll find access to three bedrooms and a bathroom. Bedroom one and two are generously sized doubles, one of which features a charming bay window that adds character to the space. Meanwhile, bedroom three, currently utilised as a study, offers versatility as a perfect single bedroom. Completing the first floor is the modern family bathroom, boasting a dual aspect window that floods the room with natural light. The bathroom features a matching three-piece suite, complete with a vanity sink unit, and an over-the-bath rain head shower, providing both style and functionality.

At the front of the property, a driveway offers convenient off-road parking, extending along the side of the house towards the detached garage. Meanwhile, at the rear, you'll discover the picturesque mature garden, predominantly laid to lawn. It provides a serene outdoor space, perfect for relaxation and enjoyment.

The Current Owners Love:

- The light that fills the home throughout the year is magical, but especially in spring and summer, where the golden light fills the kitchen area and the sun sets behind the big trees at the back of the garden
- Great entertaining kitchen, perfect for dancing in, hosting dinner parties, cocktail making on the kitchen island
- The garden is the perfect space to enjoy throughout the year, with BBQ's in spring and summer and firepit nights under the festoon lights in autumn. It's great entertaining space for friends and family and has the benefit of the secret garden space, which is a real suntrap, although saying that the whole garden gets sun the majority of the year. It's a very mature garden with a plethora of established trees and shrubs, including apple, plum and blackberry trees, all providing lot's of fruit, whilst there are many flowers to pick to create home grown bouquets. the bifold doors create a real outdoor extension of the indoor/living dining space

We Have Noticed:

- Walking distance of Bramhall Village with fantastic restaurants, bars and shops
- Modern finish throughout creating the perfect turn key home
- Tucked away on a Cul-De-Sac, perfect for a growing family







Key Features:

- NO CHAIN
- A stunning three bedroom semi-detached family home
- Situated in the heart of Bramhall Village
- Modern throughout, offering the perfect turn key home
- Stylish open plan kitchen with log burner
- Tucked away in a peaceful cul-de-sac
- Modern family bathroom
- Driveway providing off road parking

Tenure: Freehold

Council Tax Band: D

Possession: Vacant possession upon completion

Total Floor Area: 1339

Viewing: Strictly by appointment only through Shrigley Rose & Co

Property Summary:

GROUND FLOOR

Porch

Hallway 12'10" x 6'11" (3.91m x 2.11m)

Living Room 13'11" x 11'5" (4.24m x 3.48m)

Living Kitchen 21'8" x 14'6" (6.6m x 4.42m)

FIRST FLOOR

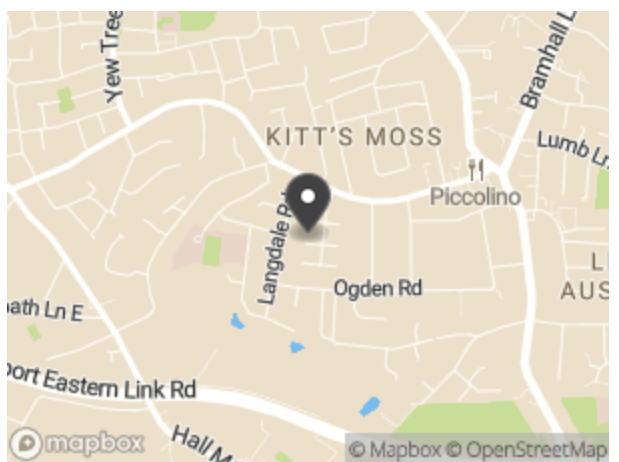
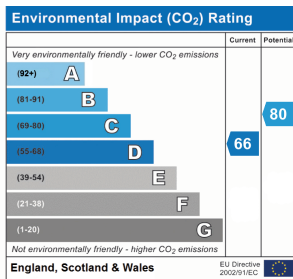
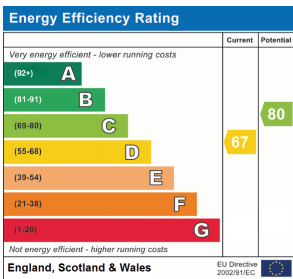
Landing 7'3" x 6'10" (2.21m x 2.08m)

Bedroom One 14'3" x 11'5" (4.34m x 3.48m)

Bedroom Two 12'3" x 11'5" (3.73m x 3.48m)

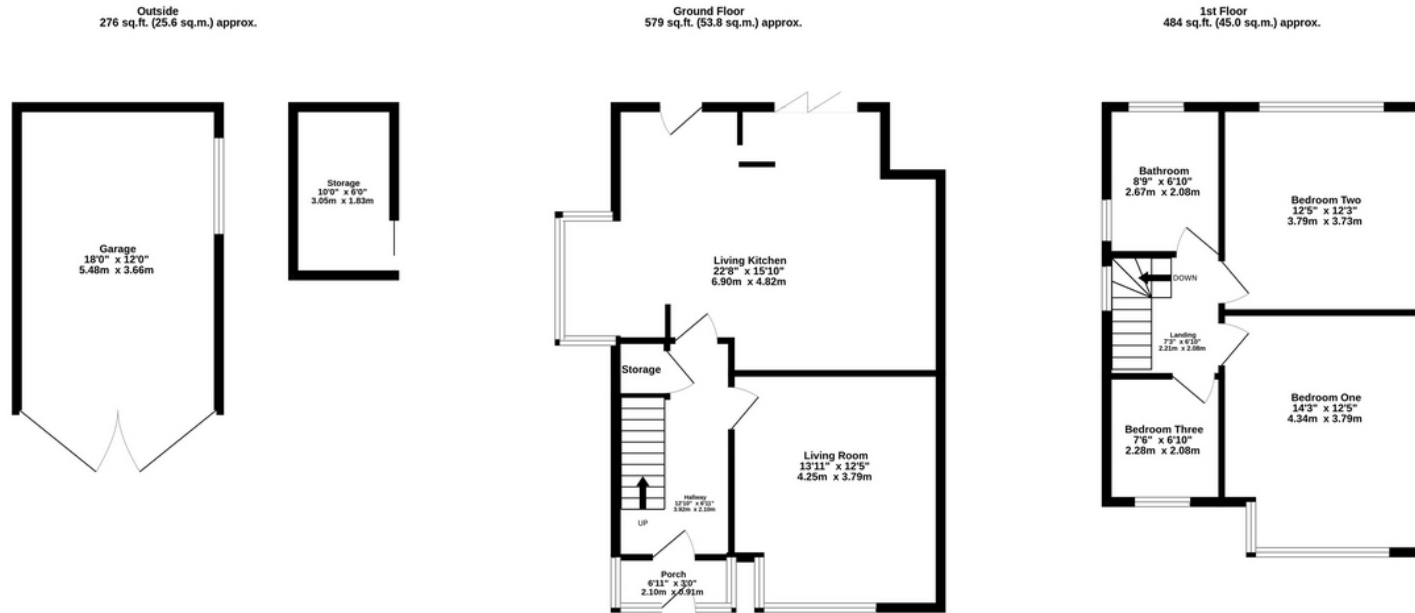
Bedroom Three 7'6" x 6'10" (2.29m x 2.08m)

Bathroom 8'9" x 6'10" (2.67m x 2.08m)





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



TOTAL FLOOR AREA : 1339 sq.ft. (124.4 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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4 Ravenoak Road, Cheadle Hulme, SK8 7DL

Tel: 0161 425 7878

Email: hello@shrigley-rose.co.uk

www.shrigley-rose.co.uk

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