

ANY
PART EXCHANGE
WELCOME



St Michaels Avenue
Bramhall, SK7 2PT

SHRIGLEY ROSE & CO
Bespoke Estate Agents



St Michaels Avenue, Bramhall, SK7 2PT

A truly magnificent five double bedroom, three bathroom detached family home situated on the ever-popular St Michaels Avenue in Bramhall. This prestigious property is within walking distance of Bramhall Village, offering easy access to an array of fantastic shops, trendy bars, and exquisite restaurants. Catchment area for excellent local schools including Nevill Road Infant School and Bramhall High School.

Set back from the road behind grand wrought iron electric gates, this stunning home greets you with a spacious, paved driveway accommodating several vehicles. Upon entering through the impressive front door, you are welcomed by a charming porch with bespoke fitted storage, leading into an elegant and expansive hallway. The hallway, featuring polished tiled flooring and ample under stairs storage, provides access to a stylish and modern downstairs WC, a cosy and inviting sitting room, perfect for relaxing or as a delightful playroom, of which includes generous fitted storage. The sophisticated home office is equipped with extensive fitted storage cupboards and bespoke desks, creating an ideal workspace. The warm and welcoming living room boasts an impressive media wall with built-in storage, luxury contemporary electric fire, sound bar and ambient LED lighting, and elegant French doors opening onto the lush garden. The heart of the home is the magnificent open plan living kitchen, perfect for entertaining and socialising with friends and family. The kitchen features SieMatic units with soft-closing doors, contemporary LED lighting, and a convenient breakfast area cupboard. Integrated premium appliances include a full-length Liebherr fridge and freezer, Neff dishwasher and induction hob, Quooker hot and filtered cold water tap, two Miele ovens with warming drawers, a steamer and microwave, and a double wine fridge with a stylish bar surround area. The beautiful breakfast bar island offers additional storage with an integrated Liebherr fridge and Corian worktop with a fitted wine cooler, making it ideal for social gatherings. The utility room, designed thoughtfully for chores, is bright with a Velux window, matching wall and base units, two heated clothes drying racks, and space for a washing machine and tumble dryer. It also provides access to an additional downstairs WC fitted with a sleek vanity sink unit and tiled throughout, as well as the integral garage. The spacious garage includes versatile racking for storage, durable flooring, and double doors opening onto the front. Additionally, the downstairs area (except the living room) features luxurious underfloor heating throughout and a state-of-the-art Home Control 4 System, linking the lights, speakers, TV, and heating system.

Heading up the elegant glass balustrade staircase to the first floor, you'll find four spacious double bedrooms and three luxurious bathrooms. The main bedroom is the perfect retreat, featuring soft furnishings and calming colours, fitted wardrobes, and a Juliet balcony overlooking the serene garden. Its ensuite bathroom is a haven of relaxation, complete with his and her sinks, floor-to-ceiling tiles, a hidden shower with a rain head, and a fitted TV.







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Bedroom two boasts fitted wardrobes and dual aspect windows, allowing plenty of natural light. Bedrooms three and four also feature fitted wardrobes, with one offering additional eaves storage. These bedrooms share a stylish Jack and Jill shower room, equipped with a vanity sink unit, rain head shower, and a heated towel rail. Completing the first floor is the main modern family bathroom, which includes a double-length vanity sink unit, an over-the-bath shower, and floor-to-ceiling tiling for a sleek, contemporary finish. The second floor offers a further spacious double bedroom, creating the perfect guest retreat with ample storage. Eaves storage surrounds the room, while large Velux windows flood the space with abundant natural light. Additionally, there is generous extra storage off the landing, creating an ideal walk-in storage space. Outside is a well-established rear garden with mature borders and trees, creating a serene and private oasis. A spacious flagged patio area features an incredible built-in seating area with LED lighting underneath, setting the perfect tone for summer evenings. The Control 4 System continues outside with integrated outdoor speakers and lighting, enhancing the ambiance. Completing the garden is a versatile garden room, currently used as a gym space but adaptable to suit your family's needs.



The Current Owners Love:

- Location – having Bramhall Park, great schools and the tennis club on our doorstep but still so close to the village
- Kitchen & garden – a fabulous & fun space for entertaining with family and friends
- Lounge – a gorgeous and cosy room which we love relaxing in at the end of the day

We Have Noticed:

- One of a kind, show home style interior with a cosy welcoming feeling
- Well mature rear garden with the added benefit of versatile garden room
- Perfect location, on a leafy road, close to Bramhall Village





Key Features:

- CHAIN FREE
- A truly magnificent five double bedroom, three bathroom detached family home
- Set back behind grand wrought iron electric gates with a spacious paved driveway
- Within walking distance of Bramhall Village, with access to shops, bars, and restaurants
- Catchment area for excellent local schools, including Nevill Road Infant School and Bramhall High School
- Offers a luxurious, modern living experience with high-end finishes, ample storage, and state-of-the-art home Control 4 System throughout
- Study with fitted storage and bespoke desks
- Well-established rear garden with fitted seating area with LED lighting and outside speakers

Tenure: Leasehold

Council Tax Band: G

Possession: Vacant possession upon completion

Total Floor Area: 3447

Viewing: Strictly by appointment only through Shrigley Rose & Co



Property Summary:

Living Room 25'9" x 13'9" (7.85m x 4.19m)

Study 12'9" x 9'5" (3.89m x 2.87m)

Kitchen 27'2" x 22'7" (8.28m x 6.88m)

WC 5'4" x 2'7" (1.63m x 0.79m)

Hallway 11'10" x 11'8" (3.61m x 3.56m)

Sitting Room 14'9" x 12'3" (4.5m x 3.73m)

Garage 17'6" x 7'10" (5.33m x 2.39m)

Utility Room 18'2" x 9'4" (5.54m x 2.84m)

Bathroom 4'7" x 3'8" (1.4m x 1.12m)

Bedroom One 19'2" x 12'3" (5.84m x 3.73m)

Julliet Balcony 7'0" x 1'6" (2.13m x 0.46m)

Bedroom Two 15'9" x 10'10" (4.8m x 3.3m)

Ensuite 11'4" x 10'1" (3.45m x 3.07m)

Landing 14'6" x 11'9" (4.42m x 3.58m)

Bedroom Three 15'9" x 12'3" (4.8m x 3.73m)

Bathroom 8'3" x 6'9" (2.51m x 2.06m)

Bedroom Four 13'8" x 10'4" (4.17m x 3.15m)

Ensuite 7'2" x 12'3" (2.18m x 3.73m)

Bedroom Five 19'6" x 19'5" (5.94m x 5.92m)

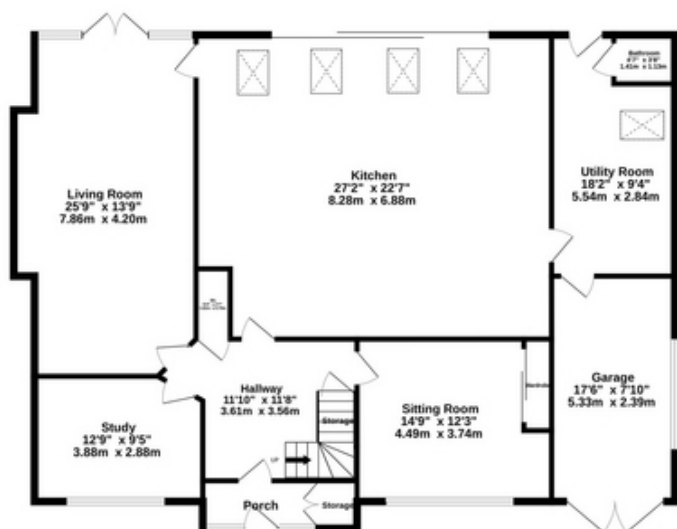
Landing 11'3" x 5'6" (3.43m x 1.68m)



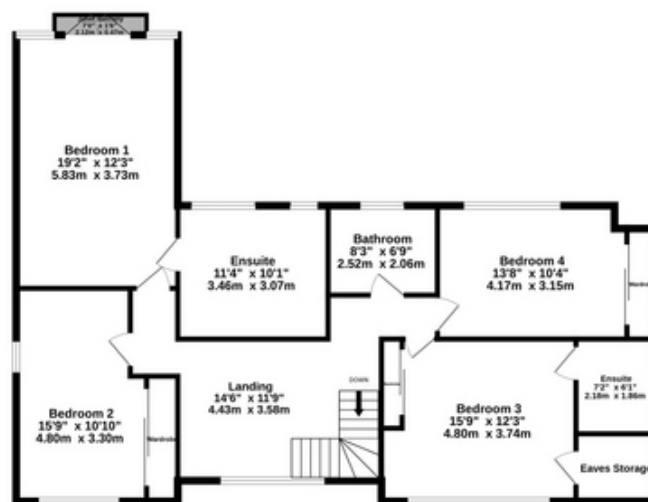


DID YOU KNOW...? YOU CAN PART EXCHANGE YOUR CURRENT HOME FOR THIS PROPERTY.. HASSLE FREE.

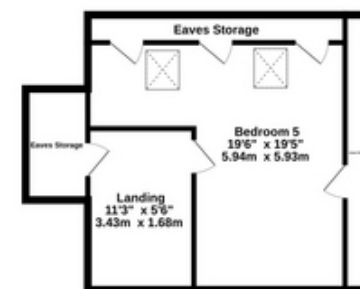
Ground Floor
1751 sq.ft. (162.6 sq.m.) approx.



1st Floor
1211 sq.ft. (112.5 sq.m.) approx.



2nd Floor
486 sq.ft. (45.2 sq.m.) approx.



TOTAL FLOOR AREA : 3447 sq.ft. (320.3 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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