

ANY  
PART EXCHANGE  
WELCOME



**Bramway**  
Bramhall, SK7 2AP

**SHRIGLEY ROSE & CO**  
Bespoke Estate Agents



## Bramway, Bramhall, SK7 2AP

In excellent condition throughout, this detached family home features 4 double bedrooms and 3 reception rooms. It is ideally situated on a family-friendly cul-de-sac, within walking distance of Bramhall and Cheadle Hulme villages and train stations. Any Part Exchange Welcome.

Situated in a tranquil cul-de-sac, this immaculately presented 4-bedroom detached family home offers an ideal living environment for families. Situated on a generously sized plot, it is conveniently located near the vibrant villages of Bramhall and Cheadle Hulme, making it a highly desirable property in a sought-after area.

Driving down the peaceful cul-de-sac, you will find Bramway, a beautifully proportioned family home that impresses both inside and out. Upon arrival, you are greeted by a charming blossoming tree in the spring months and a spacious porch area, perfect for storing coats and shoes, keeping the expansive hallway clutter-free. Additional storage is provided by an understairs cupboard.

To the right of the hallway is a newly painted, expansive dining room, ideal for hosting traditional family gatherings. On the left, the main living room is bright and spacious, featuring an inglenook with a cosy gas fireplace, perfect for relaxing evenings. This lounge leads into a fabulous, light-infused conservatory with access to the rear garden, creating a seamless indoor-outdoor living experience.

The trendy kitchen boasts ample storage units and a central island. It is equipped with high-quality integrated appliances, including a Neff induction 5-ring hob, double oven, Blanco extractor hood, Neff full-size dishwasher, and Neff double fridge/freezer. Adjacent to the kitchen, patio doors open to the rear garden, where there is space for a table and chairs, perfect for everyday meals. The kitchen also provides access to a downstairs W/C and a generously sized utility room. An integral single garage offers additional storage.

The rear garden is a private oasis, lined with hedges, bushes, and shrubs. It features a York stone patio, ideal for entertaining, and a large grassy area perfect for children's games. A stone path borders the grassy area, leading to a decking area at the back, which is perfect for sunbathing or accommodating a hot tub.

Upstairs, the home opens up to four double bedrooms. The master bedroom is particularly spacious, featuring a luxurious en-suite bathroom. The other three bedrooms include a guest room, a child's room, and an office, all generously sized. The Villeroy and Boch family bathroom is stylish and perfectly sized to meet the needs of any family.





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### The Current Owners Love:

- We are on a cul de sac so children can ride their bikes and play out easily and safely.
- We are only a 15 minute walk from Bramhall centre.
- Two good sized reception rooms.

### We Have Noticed:

- Great sized rear garden, mature garden.
- Exceptionally convenient location so close to Bramhall Village.
- This lovely home is excellent value for money.





### Key Features:

- Any part-exchange welcome
- Situated on a quiet cul-de-sac
- Immaculate 4 Bedroom detached family home
- Great plot close to Bramhall and Cheadle Hulme Villages
- Spacious rooms throughout
- Large rear, mature garden
- This home has a handy utility room with downstairs w/c
- A turn key home close to sought after schools

**Tenure:** Freehold

**Council Tax Band:** F

**Possession:** Vacant possession upon completion

**Total Floor Area:** 2237

**Viewing:** Strictly by appointment only through Shrigley Rose & Co

# Property Summary:

## GROUND FLOOR

Lounge 15'9" x 15'9" (4.8m x 4.8m)

Kitchen 19'6" x 10'3" (5.94m x 3.12m)

Dining Room 12'9" x 13'10" (3.89m x 4.22m)

Conservatory 18'3" x 10'7" (5.56m x 3.23m)

Utility Room 6'3" x 9'5" (1.91m x 2.87m)

WC 5'10" x 3'3" (1.78m x 0.99m)

## FIRST FLOOR

Bedroom One 12'9" x 15'9" (3.89m x 4.8m)

Ensuite 7'10" x 4'4" (2.39m x 1.32m)

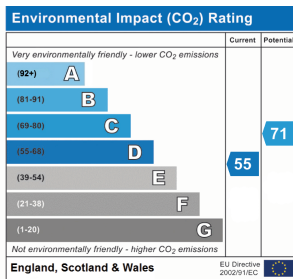
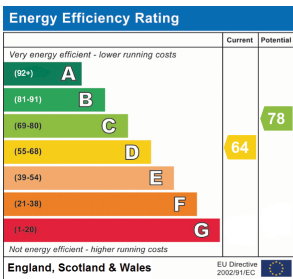
Bedroom Two 11'9" x 7'7" (3.58m x 2.31m)

Bedroom Three 12'9" x 12'5" (3.89m x 3.78m)

Bedroom Four 11'9" x 10'4" (3.58m x 3.15m)

Bathroom 11'3" x 6'6" (3.43m x 1.98m)

Garage 9'4" x 17'4" (2.84m x 5.28m)

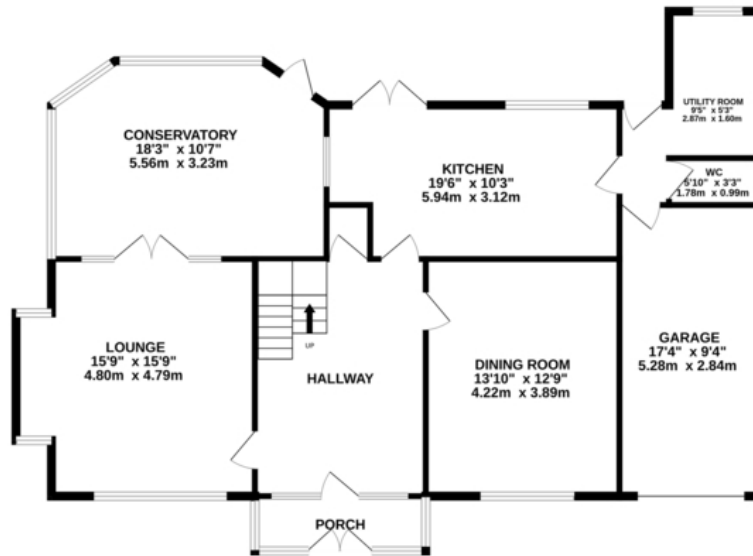




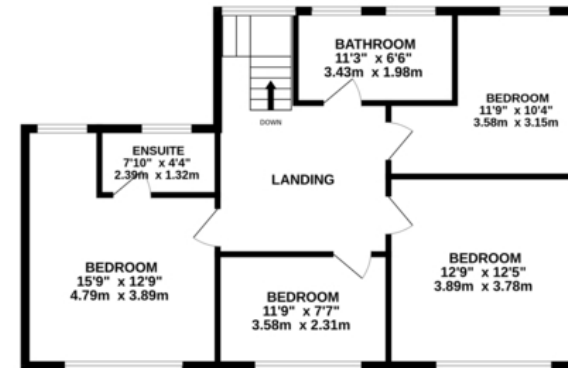


DID YOU KNOW...? YOU CAN PART EXCHANGE YOUR CURRENT HOME FOR THIS PROPERTY... HASSLE FREE.

GROUND FLOOR  
1478 sq.ft. (137.3 sq.m.) approx.



1ST FLOOR  
759 sq.ft. (70.5 sq.m.) approx.



TOTAL FLOOR AREA : 2237 sq.ft. (207.8 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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