

ANY
PART EXCHANGE
WELCOME



Linney Road
Bramhall, SK7 3JW

SHRIGLEY ROSE & CO
Bespoke Estate Agents



Linney Road, Bramhall, SK7 3JW

Large Corner Plot Overlooking Open Countryside Adjacent to Bramhall Park. A Very Warm Welcome to this Much-Loved, Well-Presented Detached Property situated on an Idyllic Picturesque Corner Plot on Linney Road, Off Bramhall Park Road. Rare Opportunity at this Price Point

A well-presented, three-bedroom detached family home situated on a picturesque corner plot on Linney Road in Bramhall offers stunning rural-like views.

Leading up the long driveway to the front door, you are welcomed by an inviting hallway with access to a convenient downstairs WC. The dual-aspect living room boasts a welcoming electric fire and surround, creating a cosy and intimate ambiance for gatherings, with access to the garden through sliding doors. The open-plan kitchen includes space for a dining table and a seating area, perfect for a family setting. The kitchen is fitted with matching wall and base units, integrated appliances, and dual-aspect windows, creating a bright and airy atmosphere. Completing the ground floor is a practical utility room with a walk in pantry and access to the garden.

Heading upstairs, you'll find a landing offering access to three bedrooms and a family bathroom. The main bedroom, positioned at the front, features fitted wardrobes for added storage convenience, while two further bedrooms, one with dual-aspect windows, provide ample space for family members or guests. The well-equipped bathroom includes an over-the-bath shower. Additionally, for extra storage needs, there is an airing cupboard on the landing.

Outside, the front of the property features a driveway that provides convenient off-road parking for several vehicles. Moving to the rear of the home, you'll discover a charmingly landscaped mature garden, mostly laid to lawn and enhanced with an array of vibrant plants and shrubs, creating a striking and tranquil outdoor retreat. A patio area extends from the house, offering an ideal space for dining and entertaining. Completing the outdoor amenities is a detached double garage, providing additional storage space and parking.

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.



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The Current Owners Love:

- Location - short stroll to Bramhall Park with open views
- Not overlooked with open aspect from every window
- Good sized South West garden

We Have Noticed:

- Open views from the kitchen making the home feel like it is in a rural location
- Catchment area for excellent local schools
- Lots of storage space throughout the house and a detached garage







Key Features:

- A well-presented three bedroom detached family home
- Fabulous Open Views
- Catchment area for excellent local schools
- Walking distance of Bramhall Park
- Beautifully established South West facing garden
- Detached double garage, downstairs WC and utility room
- Scope to create the perfect family home
- Further scope to extend if required

Tenure: Freehold

Council Tax Band: D

Possession: Vacant possession upon completion

Total Floor Area: 1301

Viewing: Strictly by appointment only through Shrigley Rose & Co

Property Summary:

GROUND FLOOR

Hallway 7'0" x 5'7" (2.13m x 1.7m)

WC 7'10" x 3'4" (2.39m x 1.02m)

Living Room 18'2" x 12'5" (5.54m x 3.78m)

Kitchen 20'8" x 16'11" (6.3m x 5.16m)

Utility Room 6'10" x 5'3" (2.08m x 1.6m)

Garage 17'9" x 14'3" (5.41m x 4.34m)

FIRST FLOOR

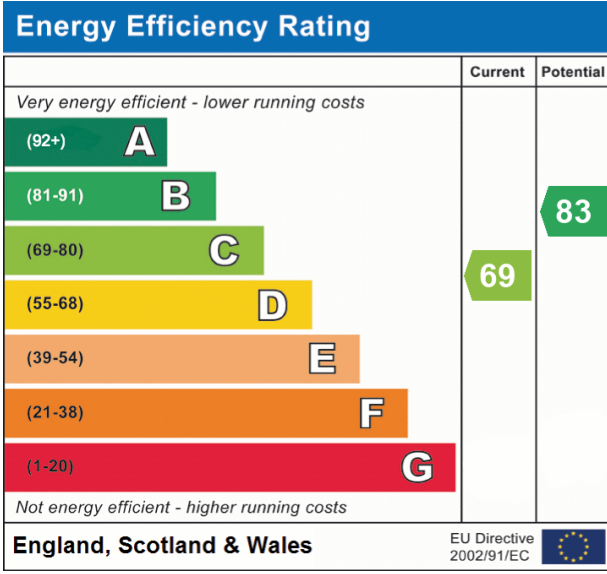
Landing 13'8" x 8'2" (4.17m x 2.49m)

Bedroom One 12'7" x 11'10" (3.84m x 3.61m)

Bedroom Two 11'8" x 10'3" (3.56m x 3.12m)

Bedroom Three 9'5" x 6'10" (2.87m x 2.08m)

Bathroom 6'3" x 6'0" (1.91m x 1.83m)



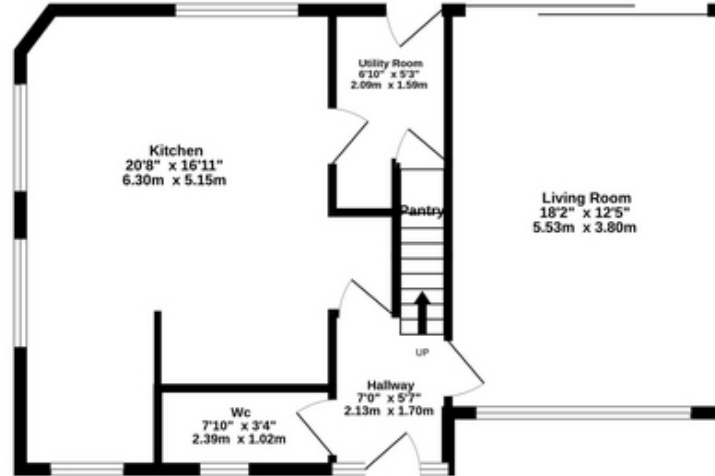


DID YOU KNOW...? YOU CAN PART EXCHANGE YOUR CURRENT HOME FOR THIS PROPERTY... HASSLE FREE.

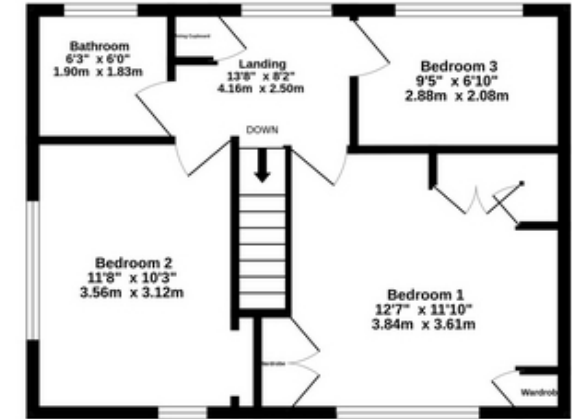
Garage
253 sq.ft. (23.5 sq.m.) approx.



Ground Floor
621 sq.ft. (57.7 sq.m.) approx.



1st Floor
433 sq.ft. (40.2 sq.m.) approx.



TOTAL FLOOR AREA : 1307 sq.ft. (121.4 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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