

ANY
PART EXCHANGE
WELCOME



Langdale Road
Bramhall, SK7 1DN

SHRIGLEY ROSE & CO
Bespoke Estate Agents



Langdale Road, Bramhall, SK7 1DN

This charming three-bedroom link detached family home on Langdale Road in Bramhall offers a delightful combination of peaceful living and easy access to the vibrant amenities of Bramhall Village. Perfect for families, this property features a well-maintained block-paved driveway that leads to the welcoming entrance.

Upon entering, the hallway provides convenient access to a downstairs WC and useful under stairs storage. The spacious living room, filled with natural light from a large window, is centered around a modern gas fireplace, creating a cosy atmosphere. The kitchen, equipped with white matching wall and base units, offers ample space for appliances and opens up to the garage, presenting opportunities for storage or potential expansion of the living area, subject to planning permission.

Upstairs, the landing leads to three well-proportioned bedrooms and two bathrooms. The master bedroom, bathed in light from a large window, includes an ensuite shower room and fitted wardrobes. The second bedroom benefits from dual-aspect windows, while the third bedroom is currently utilized as an office. The family bathroom is stylishly appointed with a shower over the bath and a heated towel rail, ensuring comfort and convenience.

The exterior of this lovely family home on Langdale Road is just as appealing as the interior. The front features a block-paved driveway, offering ample parking space. At the rear, you'll find a mature garden, mainly laid to lawn, surrounded by well-established plants, shrubs, and bushes, creating a peaceful and private outdoor retreat for the whole family to enjoy.

This home is ideally situated for those seeking a family-friendly environment, with the added convenience of being close to the lively Bramhall Village, which offers a variety of shops, restaurants, and bars. Additionally, the property is located within the catchment area for highly regarded local schools, including Moss Hey Primary School and Bramhall High School, making it an excellent choice for families looking to settle in a vibrant community. Planning permission for single story extension DC/091447.



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The Current Owners Love:

- The view from the living room - Our living room is at the front of the house and faces a junction in the road. The road is quiet but the best part is it's a great spot for people watching as we can see quite far. Our dog loves to sit in front of this window and watch everyone pass by.
- The room sizes - The rooms in this house are all a good size, it's a great house to entertain in.
- The privacy of the garden and west facing - Our garden is boarded by mature trees which provide a great deal of privacy, it's lovely to watch everything bloom in spring including multiple blossom trees. It's also west facing so we get a lot of afternoon light.



We Have Noticed:

- This beautifully refreshed home has been thoughtfully decorated with care and attention, creating a warm and inviting atmosphere that's a joy to live in.
- The location is fantastic, situated in a quiet area of the highly sought-after Bramhall. It's within walking distance of the village and conveniently close to Cheadle Hulme, offering easy access to excellent amenities, schools, and leisure facilities.
- The mature garden offers a tranquil and relaxing setting, making it a perfect spot to unwind and enjoy.





Key Features:

- A three bedroom, two bathroom link detached family home
- Situated within walking distance of Bramhall Village
- Catchment area for Moss Hey Primary School
- Spacious driveway and rear garden
- Spacious accommodation throughout with lots of light
- Integral garage and downstairs WC
- Potential to grow the footprint of the home adding more living accommodation
- Planning permission for single story extension DC/091447

Tenure: Freehold

Council Tax Band: E

Possession: Vacant possession upon completion

Total Floor Area: 1421

Viewing: Strictly by appointment only through Shrigley Rose & Co

Property Summary:

GROUND FLOOR

Hallway

WC 5'0" x 3'0" (1.52m x 0.91m)

Kitchen 20'5" x 10'5" (6.22m x 3.18m)

Garage 29'0" x 10'10" (8.84m x 3.3m)

FIRST FLOOR

Landing

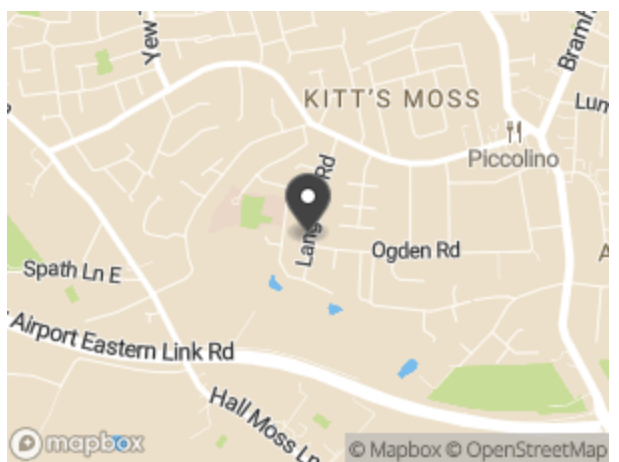
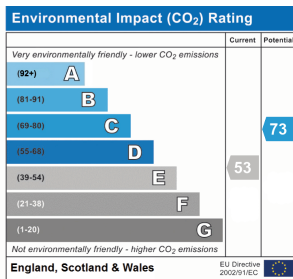
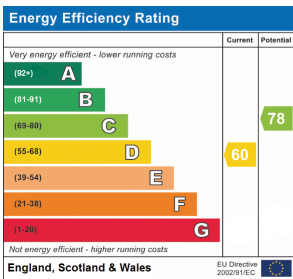
Bedroom One 17'0" x 10'0" (5.18m x 3.05m)

Ensuite 7'0" x 5'5" (2.13m x 1.65m)

Bedroom Two 13'1" x 10'5" (3.99m x 3.18m)

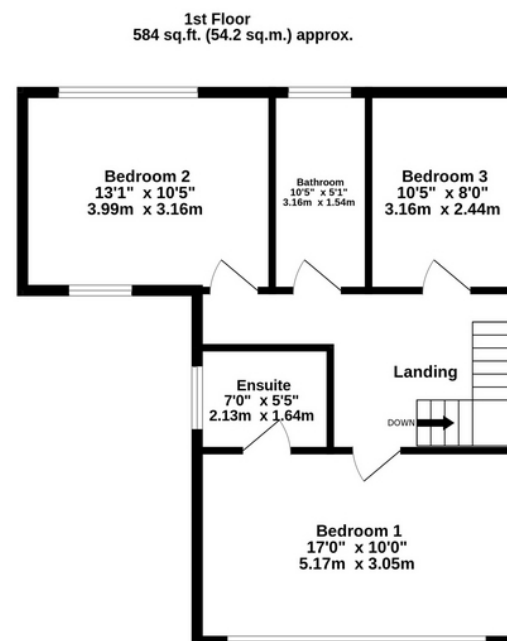
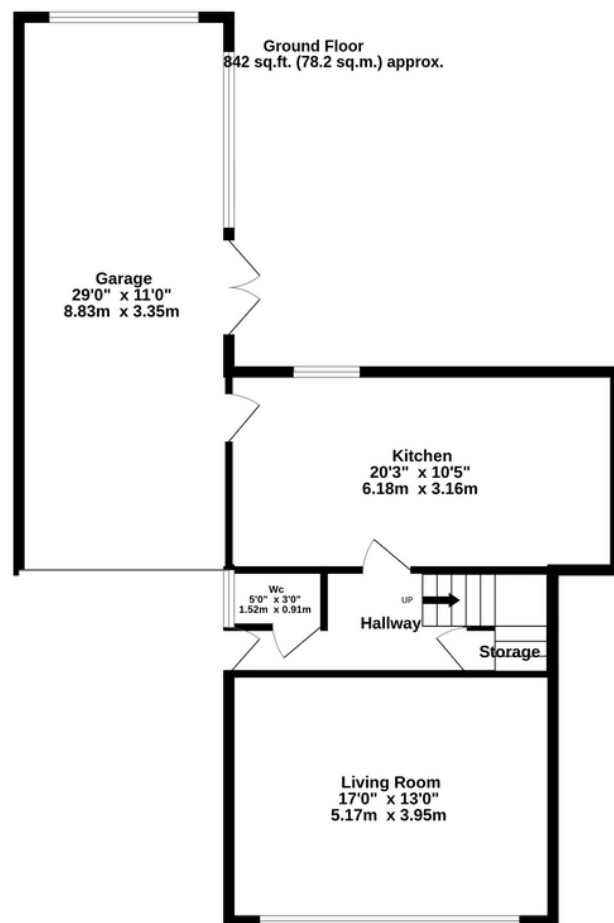
Bedroom Three 10'5" x 8'0" (3.18m x 2.44m)

Bathroom 10'5" x 5'1" (3.18m x 1.55m)





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



TOTAL FLOOR AREA : 1425 sq.ft. (132.4 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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