

ANY
PART EXCHANGE
WELCOME



Kings Close
Bramhall, SK7 3BN

SHRIGLEY ROSE & CO
Bespoke Estate Agents



Kings Close, Bramhall, SK7 3BN

This Period detached 4 bedroom, 3 reception room home is situated on a large plot with a wide frontage, offering a spacious driveway that leads to an integrated garage. Situated in a quiet cul de sac in Bramhall with easy access to beautiful Bramhall Park and Happy Valley.

The driveway also provides gated side access to the rear garden. At the back, you'll find a sizable garden primarily laid to lawn, and a patio adjoining the house. Additionally, there is a well-placed patio area in one corner of the garden.

Upon entering the home, you step through the front door, which is set back within a convenient recessed storm porch. Inside, a spacious entrance hall welcomes you, setting a charming tone with exposed timber beams. The hallway provides access to the main reception rooms and a half-turn staircase featuring a beautiful large leaded and stained-glass window. There is also an understairs WC.

The landing is accessed via the half-turn staircase, highlighted by the beautiful leaded and stained-glass window mentioned earlier. From the landing, you have access to all bedrooms and the family bathroom. The main bedroom features a range of fitted furniture, including a wardrobe with a side window, similar to the one found in the dining room below. The second bedroom also includes fitted wardrobe space along one wall. All bedrooms are well-sized, with three double bedrooms and a larger-than-average fourth bedroom. The family bathroom is spacious and has been refitted with a modern suite comprising a walk-in shower WC, stylish tiled walls enhances its look.

This spacious home, in leafy Bramhall area, is ideal for a family.



Kings Close, Bramhall, SK7 3BN

The Current Owners Love:

- It's a quiet cul de sac with lovely neighbours
- The garden is private and southwest facing so we have the sun on the patio till it sets
- I like the character and large rooms in 1930s houses

We Have Noticed:

- Situated on a quiet cul-de-sac in Bramhall, close to all good schools, amenities and transport links with easy access to the beautiful Bramhall Park and Happy Valley
- A large plot with a large mature rear garden
- Sizeable rooms throughout, one of which is a large modern bathroom







Key Features:

- Any part exchange welcome
- Spacious rooms throughout
- Large Plot- The property is set on a large plot with a wide frontage
- Large rear mature garden surrounded by flower beds and hedges
- Potential for expansion
- Great location for good schools, motorway links and all amenities
- Period, detached 4 bedroom home in a quiet cul-de-sac
- Easy access to Bramhall Park and Happy Valley

Tenure: Freehold

Council Tax Band: F

Possession: Vacant possession upon completion

Total Floor Area: 1932

Viewing: Strictly by appointment only through Shrigley Rose & Co

Property Summary:

Dining Room 16'4" x 11'5" (4.98m x 3.48m)

Sitting Room 16'9" x 8'4" (5.11m x 2.54m)

Garage 17'5" x 9'1" (5.31m x 2.77m)

Kitchen 18'3" x 8'1" (5.56m x 2.46m)

Living Room 17'6" x 14'5" (5.33m x 4.39m)

W/C 5'5" x 4'7" (1.65m x 1.4m)

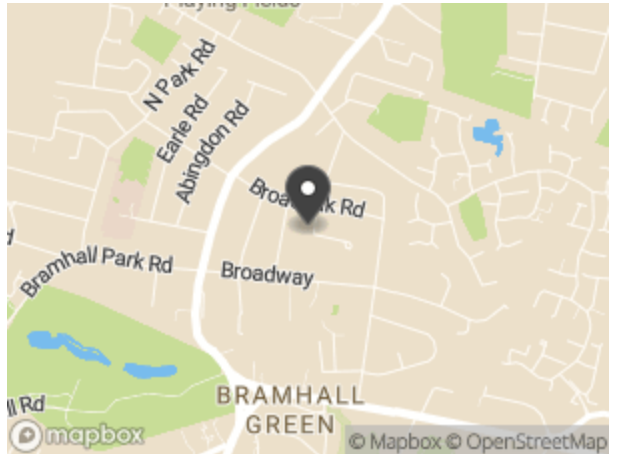
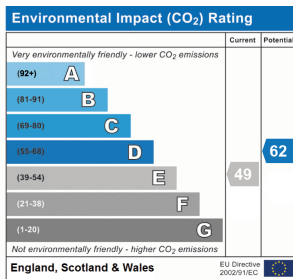
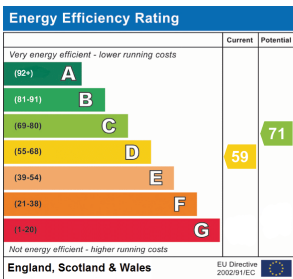
Bedroom 1 17'0" x 11'5" (5.18m x 3.48m)

Bedroom 2 16'11" x 11'6" (5.16m x 3.51m)

Bedroom 3 12'8" x 11'8" (3.86m x 3.56m)

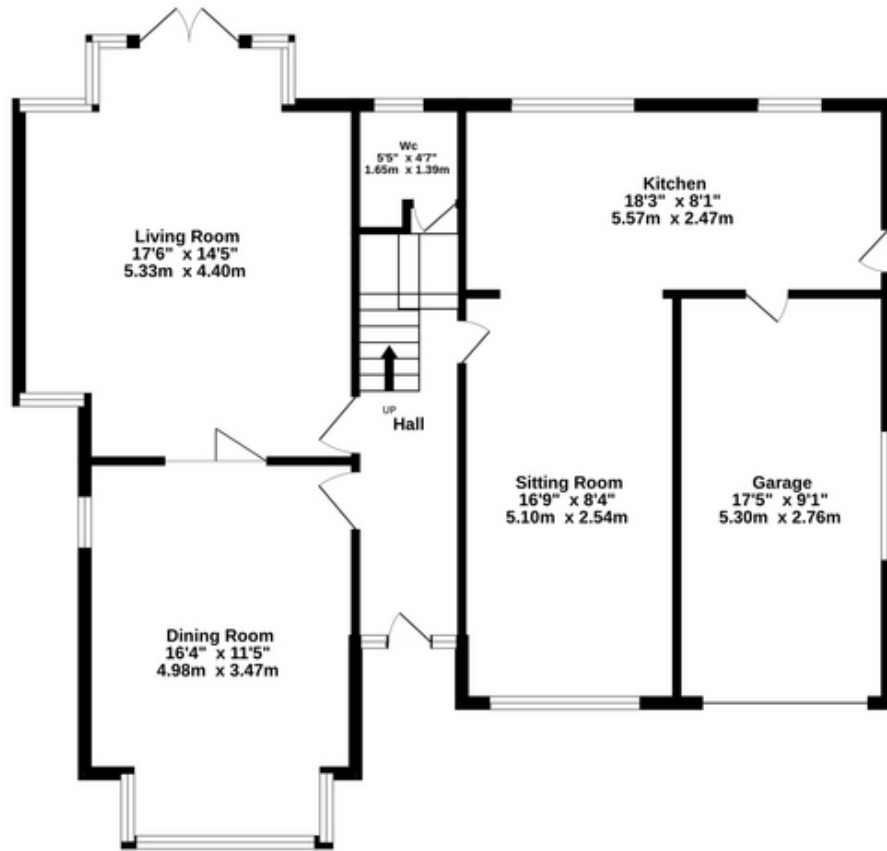
Bedroom 4 9'0" x 8'8" (2.74m x 2.64m)

Bathroom 10'9" x 8'3" (3.28m x 2.51m)





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



4 Ravenoak Road, Cheadle Hulme, SK8 7DL

Tel: 0161 425 7878

Email: hello@shrigley-rose.co.uk

www.shrigley-rose.co.uk

MONEY LAUNDERING REGULATIONS 2017 Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale. THE PROPERTY MISDESCRIPTIONS ACT 1991 We have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars, whilst believed to be accurate are set out as a general guideline and do not constitute any part of an offer or contract. Intending Purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy.