



## 38 Dairyground Road, Bramhall

£550,000 Freehold

FOUR RECEPTION ROOMS • TWO BATHROOMS PLUS GROUND FLOOR WC • CLOSE TO SOUGHT-AFTER SCHOOLS AND EXCELLENT TRANSPORT LINKS • FOUR BEDROOMS • BEAUTIFULLY-PRESENTED THROUGHOUT



Beautifully presented, deceptively spacious, and A SIMPLY FABULOUS FAMILY HOME! Boasting no less than FOUR RECEPTION ROOMS with a sleek and modern kitchen and large utility store, this home provides superbly flexible accommodation that will suit every family and allow them room to grow.

Council Tax band: E

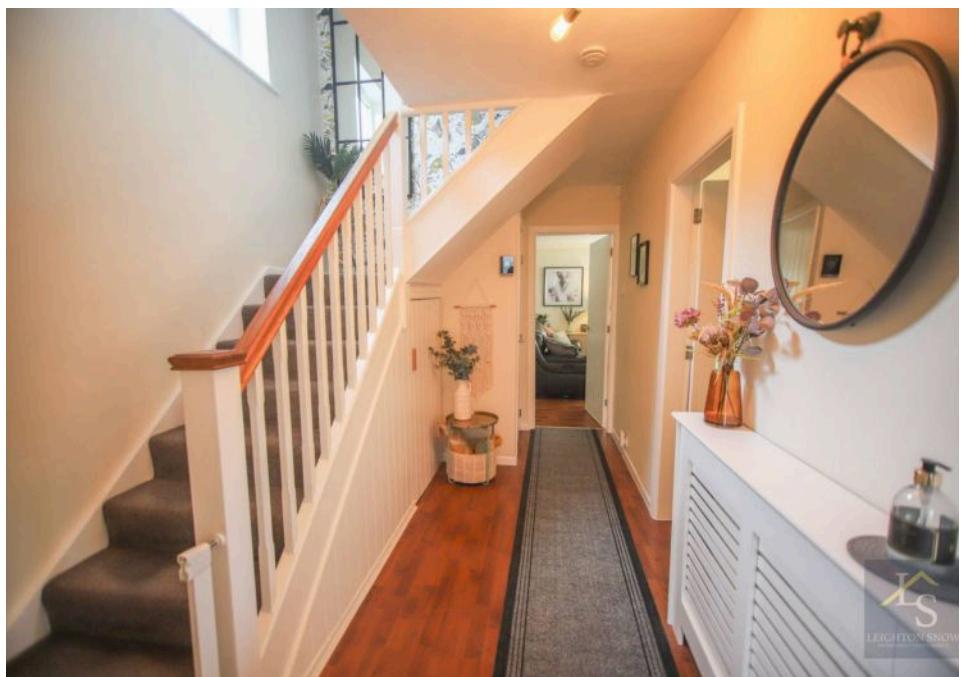
Tenure: Freehold

EPC Energy Efficiency Rating: D

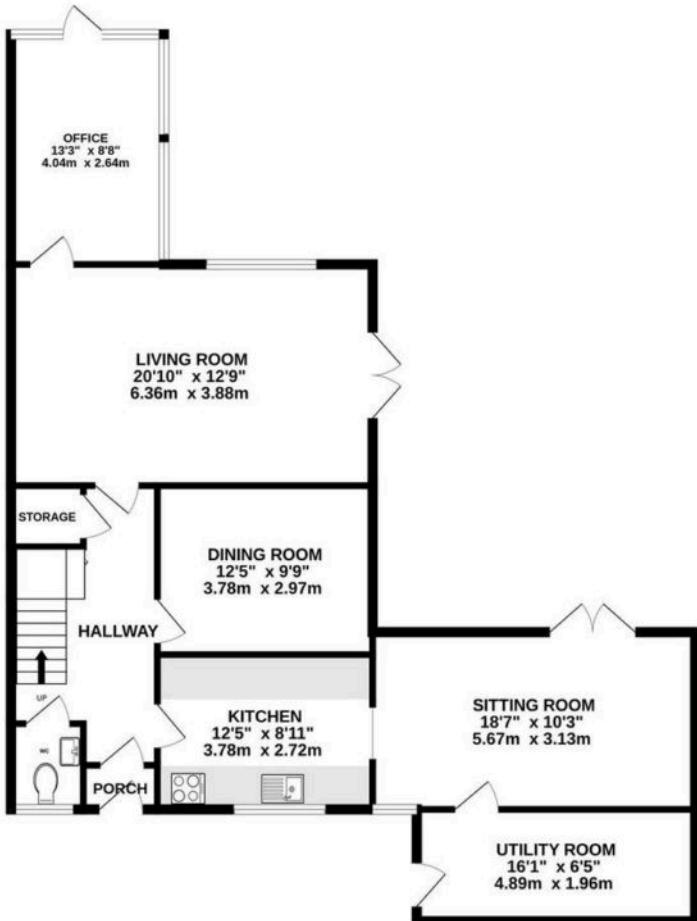
EPC Environmental Impact Rating:



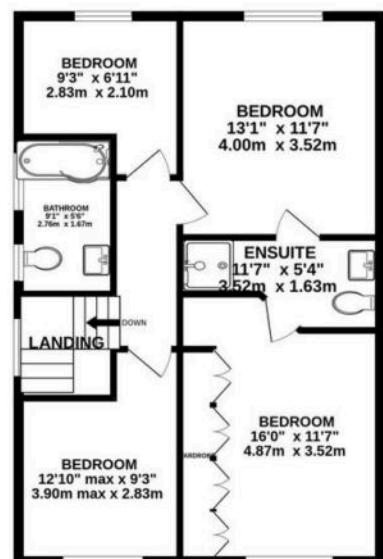
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- › TWO BATHROOMS PLUS GROUND FLOOR WC
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- › FOUR BEDROOMS
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GROUND FLOOR  
1065 sq.ft. (98.9 sq.m.) approx.



1ST FLOOR  
655 sq.ft. (60.8 sq.m.) approx.



TOTAL FLOOR AREA: 1719 sq.ft. (159.7 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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Sitting on the ever-popular 'Dairyground' estate in Bramhall, is this super four bedroom link-detached home. Sat behind a driveway and low-maintenance front garden, there is a small entrance porch that leads into a welcoming hallway with two storage cupboards and turning staircase. A modern kitchen sits to the first right off the hall and opens into the sitting room. The sitting room boasts patio doors leading out to a large decking in the garden, a brilliant space for al-fresco dining in the warmer months. There is also a large utility room off the sitting room that provides excellent storage and access to the driveway. Back into the hallway there are two further reception rooms; a dining room and a large living room that spans the width of the house and provides further garden access outside via patio doors, as well as access into the home office. The home office has plenty of electric points and heating, and a door leading out to the garden. The ground floor is completed by a WC.

At first floor level are four bedrooms and two bathrooms. The bedrooms are made-up of three doubles and a single, with the master bedroom and bedroom two sharing a sleek and modern en-suite shower room. Bedroom one also boasts an array of fitted wardrobes. The family bathroom is another modern suite with wash hand basin, WC and a bath with shower over. There is also fitted storage off the landing and the attic is fully boarded with sprung ladder access.

Externally the rear garden is split into two parts. There is a large decking off the house that leads on to a low-maintenance artificial lawn. A further walled garden sits beyond this and provides a second artificial lawn surrounded by decorative flower beds. The garden is fenced on all sides.

*PROPERTY MISDESCRIPTIONS ACT 1991 For clarification, Leighton Snow Agents wish to inform prospective purchasers, that we have not carried out a detailed survey, nor have we tested any of the appliances or heating system and cannot give any warranties as to their full working order. Purchasers are advised to obtain independent specialist reports if they have any doubts. All measurements are approximate and should not be relied upon for carpets or furnishings.*



