

1 Carlton Avenue, Bramhall

£800,000 Freehold

FOUR DOUBLE BEDROOMS, TWO BATHROOMS • LARGE PLOT WITH BEAUTIFUL PRIVATE GARDEN • EXTENSIVELY RENOVATED AND EXTENDED IN 2013/2014 • SLEEK AND MODERN DESIGN • OPEN-PLAN LIVING/SITTING/KITCHEN AREA • TWO RECEPTION ROOMS • QUIET CUL-DE-SAC LOCATION • SHORT WALK INTO BRAMHALL VILLAGE



Welcoming to the market this unique and fully transformed 1960's detached home. Sitting on a quiet cul-de-sac only a short walk into Bramhall village, this wonderful home has been reimagined by its current owner to create a sleek and modern home with a rendered and western red cedar-cladding façade. Boasting spacious and beautifully presented accommodation on a large plot, this is a fabulous family home offering turn-key living.

Council Tax band: E

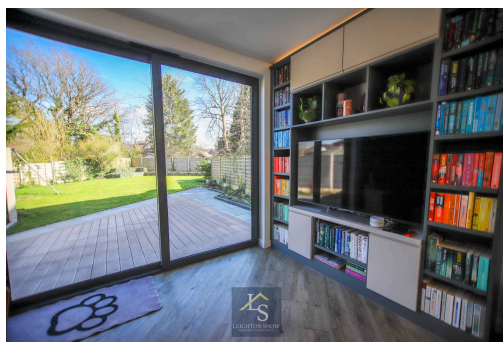
Tenure: Freehold

EPC Energy Efficiency Rating: D

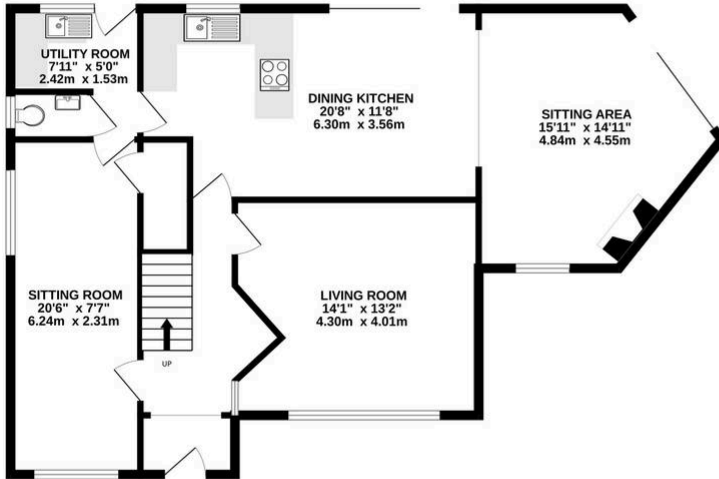
EPC Environmental Impact Rating:



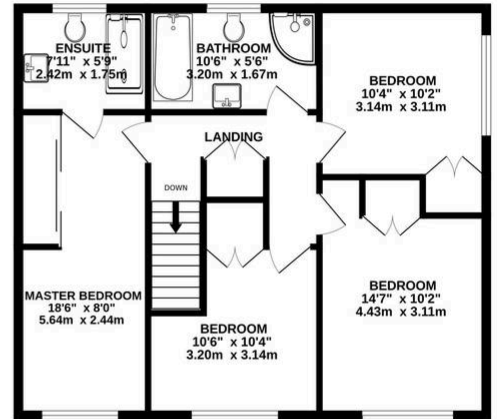
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GROUND FLOOR
942 sq.ft. (87.5 sq.m.) approx.



1ST FLOOR
711 sq.ft. (66.1 sq.m.) approx.



TOTAL FLOOR AREA : 1653 sq.ft. (153.6 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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