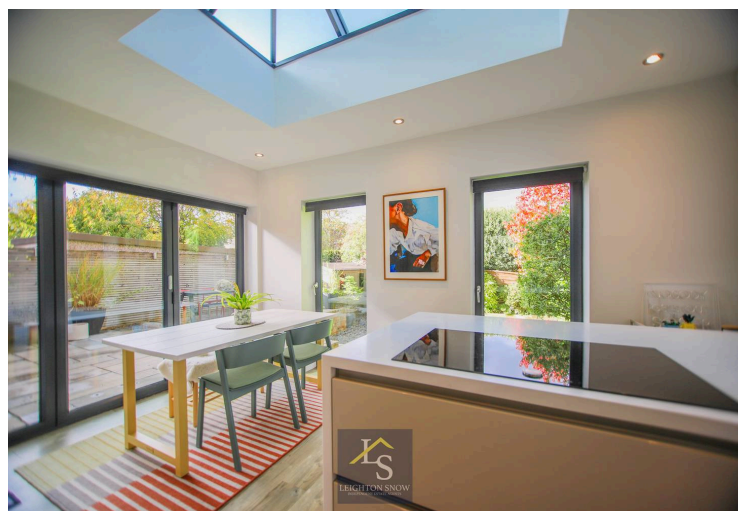




42 Whitehaven Road, Bramhall

£595,000 Freehold

BEAUTIFUL THREE BEDROOM SEMI-DETACHED • 0.6 MILES INTO BRAMHALL VILLAGE • 0.1 MILES TO THE SOUGHT-AFTER MOSS HEY PRIMARY SCHOOL • TWO RECEPTION ROOMS • CONTEMPORARY BREAKFAST KITCHEN • TURN-KEY CONDITION



Welcome to this stylish and beautifully appointed three bedroom semi-detached home positioned only 0.6 miles from Bramhall Village. Also close-by is the popular Moss-Hey Primary School, making this the ideal spot for young families. The house itself is in turn key condition with two reception rooms and a modern breakfast kitchen together with three large bedrooms and a contemporary bathroom.

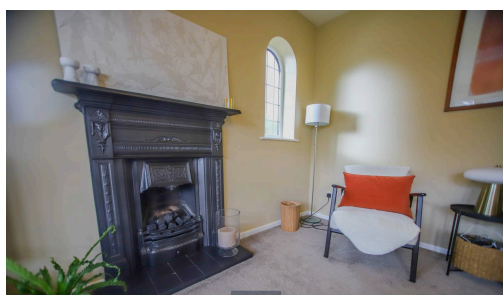
Council Tax band: E

Tenure: Freehold

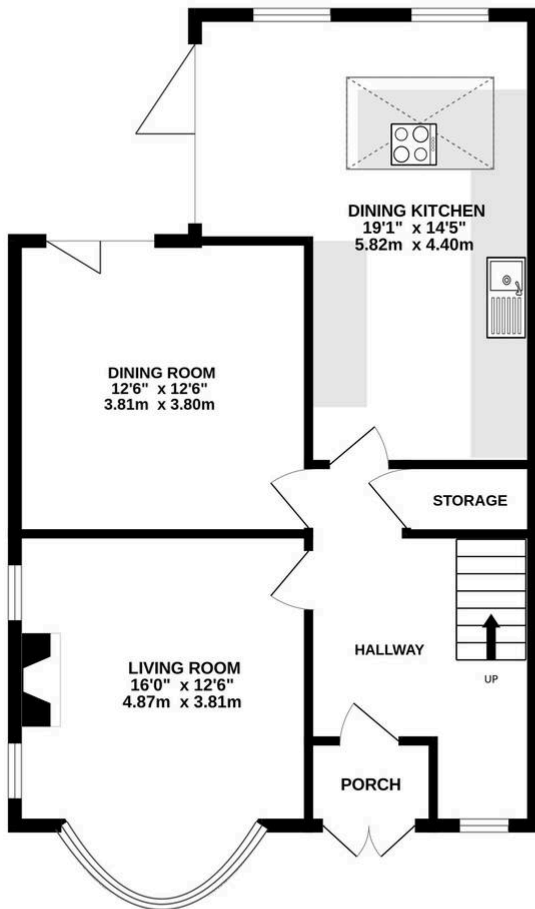
EPC Energy Efficiency Rating: TBC



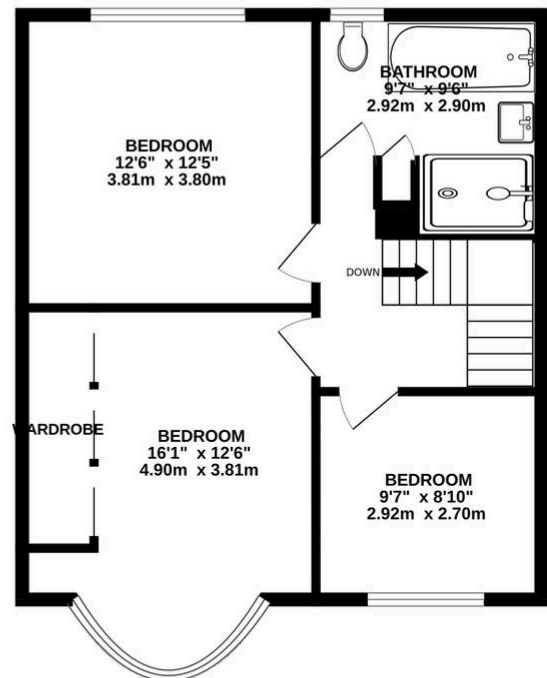
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- › TURN-KEY CONDITION



GROUND FLOOR
701 sq.ft. (65.1 sq.m.) approx.



1ST FLOOR
565 sq.ft. (52.5 sq.m.) approx.



TOTAL FLOOR AREA : 1266 sq.ft. (117.6 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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Positioned on a generous plot with parking to the front and a fabulous landscaped garden to the rear, is this wonderful family home. Curved bays and a beautiful curved porch showcase the property's 1930's character charm. A large entrance hallway welcomes you in with turning staircase and a generous under-stairs storage cupboard. The two reception rooms sit to the left hand side of the hallway, with the larger of the two positioned at the front with substantial bay window adorned with bespoke plantation shutters alongside a cast-iron fireplace with two additional windows either side. The second reception room offers bi-folding doors out to the garden. The kitchen sits at the foot of the hallway and is a sleek space with handle-less cupboards and drawers boasting integrated appliances set under durable worktops. A peninsula offers a social space to sit and gather and sits under a large roof lantern that floods the room with natural light. Bi-folding doors allow in further light in addition to floor to ceiling windows/doors overlooking the garden, and provide access out to the large patio allowing an indoor-outdoor area in the warmer months.

To the first floor the three bedrooms are well-proportioned and comprise of two large doubles and one small double/large single. The master bedroom boasts another charming bay window together with generous storage by way of fitted wardrobes. Both bedrooms one and three offer bespoke plantation shutters. There is further storage in the loft space which is accessed off the landing via a drop-down ladder. The family bathroom completes this lovely home and is a generous four piece suite comprising a large walk-in shower, bath with central taps, wash hand basin and WC along with a fitted cosmetics cupboard.

Externally the garden is a beautifully landscaped space set over two levels. The large paved patio extends out from the bi-folding doors off the kitchen and rear reception room. It is enclosed by carefully selected planting and sleek wooden fencing. Steps down lead to the lawn area which itself is enclosed by mature hedging set behind rustic wooden sleepers. A large wooden shed is tucked away in the bottom corner offering handy storage. There is ample space down the side of the property to store bins and a wooden gate allows access to the driveway at the front. The driveway runs down the side of the house and a mature hedge at the front gives a lovely private aspect and encloses a charming front lawn with winding path leading to the front door.

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 not be relied upon for carpets or furnishings.

