





42 Waterloo Road, Bramhall

£775,000 Freehold

5 BEDROOM DETACHED PROPERTY • GENEROUS DRIVEWAY WITH PARKING FOR 3 CARS • BEAUTIFUL OPEN PLAN KITCHEN DINER • SOUTH WEST FACING GARDEN • WELL MAINTAINED THROUGHOUT • WALKING DISTANCE TO BRAMHALL PARK AND HAPPY VALLEY

LEIGHTON SNOW
INDEPENDENT ESTATE AGENTS

This marvellous five-bedroom detached property is conveniently positioned on the wonderful Waterloo Road. Well situated within walking distance to both Bramhall Park and Happy Valley, this home creates a fabulous opportunity for families looking for a spacious home in a both practical, and peaceful location. Having been well-maintained by its current owners for almost 25 years, this home boasts a prime property for families looking for their next step on the property ladder.
Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D







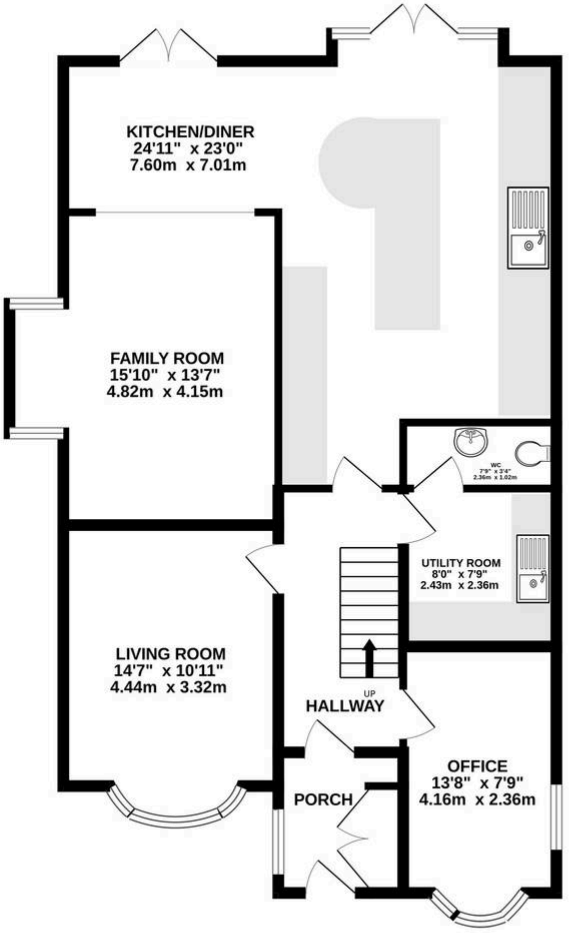
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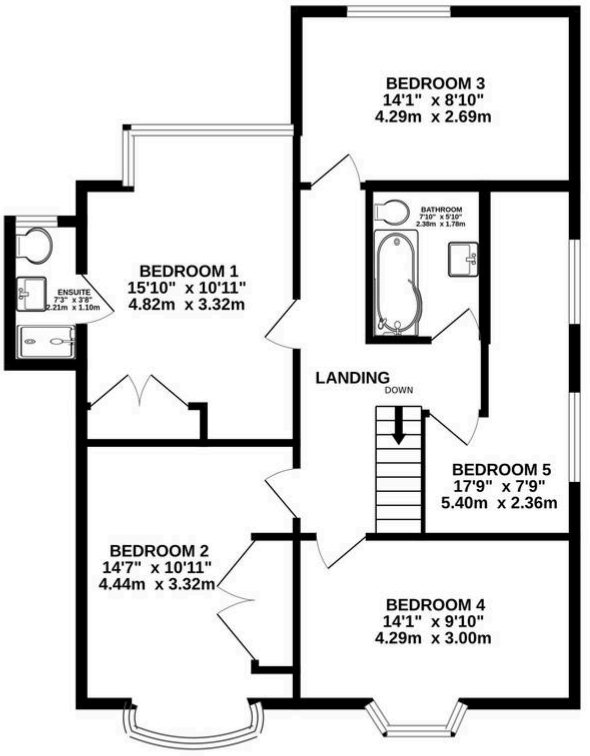




GROUND FLOOR
1034 sq.ft. (96.0 sq.m.) approx.



1ST FLOOR
844 sq.ft. (78.4 sq.m.) approx.



TOTAL FLOOR AREA : 1878 sq.ft. (174.5 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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The property sits behind a spacious driveway, allowing for ample off-road parking, for residents, along with additional on-road parking available for guests. Upon entering, you are greeted, by a generous porch area, featuring a built-in storage cupboard, to allow for ample storage for coats and shoes alike. Beyond this, there is a spacious, and welcoming hallway, providing access to the principal rooms within the property. The kitchen sits at the foot of the hallway, and hosts a fantastic space for culinary preparation, along with socialising and hosting. Having undergone an extension around 6 years ago, the kitchen boasts a bright, and airy space, fitted with modern units and NEFF appliances to include a double oven, induction hob, dishwasher, and microwave. The kitchen leads into a spacious sitting area, to allow for both entertaining and relaxation. Adjacent to the kitchen, there is a handy utility room, along with a downstairs W/C for added convenience. There are two additional reception rooms positioned at the front of the property, one currently being used as a living room, with the other currently arranged as an office.

To the first floor of the property, there are five fantastic bedrooms. The master bedroom is positioned to the rear of the home, and is adorned with natural light, entering via the vast bay south-westerly facing bay window. The master bedroom also benefits from a well-designed en-suite, comprised of a shower, wash-hand basin, and W/C. The master bedroom, along with bedrooms 2 and 4 have fitted wardrobes, to allow for superb additional storage solutions. The family bathroom is conveniently positioned between all bedrooms and is comprised with a bath with a shower over, a wash-hand basin and a w/c, featuring sleek tiles throughout. Both the family bathroom, along with the en-suite have been thoughtfully designed to include underfloor heating.

Externally, to the rear, the property benefits from an excellent south-westerly facing garden, primarily laid to lawn, surrounded by matured hedging for added privacy. Just beyond the patio doors leading out from the kitchen dining space, there is a paved patio area, offering a perfect space for outdoor hosting and dining during the warmer months.

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.



