



## 20 Axminster Walk, Bramhall

OFFERS OVER £280,000 Freehold

THREE BEDROOMS • GARAGE • CLOSE TO LOCAL AMENITIES • CLOSE TO SOUGHT-AFTER SCHOOLS • WELL-PRESENTED THROUGHOUT • FAMILY HOME BROUGHT TO THE MARKET FOR THE FIRST TIME SINCE BUILT



Coming to the market for the first time since it was built is this fabulous three bedroom mid-mews home that has been loved and cared for by the same family. Ready for a new owner to make it their own, this wonderful home is well-presented throughout and is ideal for first time buyers or those looking to downsize.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

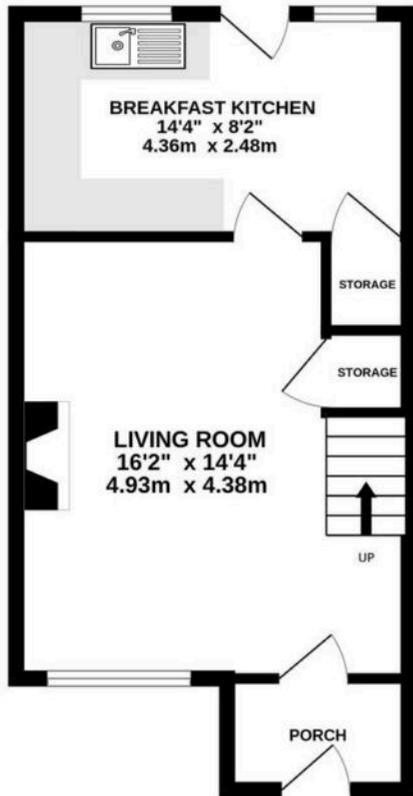
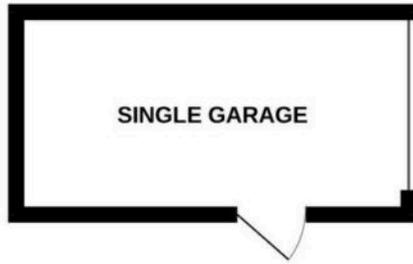
EPC Environmental Impact Rating: D



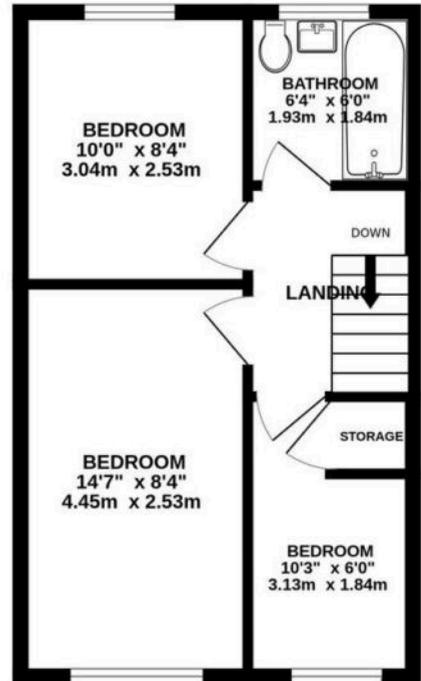
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GROUND FLOOR  
475 sq.ft. (44.1 sq.m.) approx.



1ST FLOOR  
348 sq.ft. (32.3 sq.m.) approx.



TOTAL FLOOR AREA: 823 sq.ft. (76.4 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 Axminster Walk, a charming pedestrian road in the heart of the ever-popular 'Dairyground Estate' in Bramhall. The property is close to super amenities as well as being less than a mile to Bramhall Train Station and the village beyond. An entrance porch provides handy storage for coats and shoes and provides access into the large living room. The living room boasts a fireplace and understairs storage, and leads into the breakfast kitchen that spans across the rear of the house. The kitchen is modern and offers plenty of space for table and chairs whilst also benefitting from an integrated storage cupboard. A back door leads out to the fully-enclosed rear garden offering a low-maintenance space with paved patio and astro-turf lawn. At the foot of the garden there is side access into the single garage which provides parking and storage options. Back inside the house and to the first floor there are two double bedrooms and a third single. The family bathroom completes the accommodation and provides a white three piece suite comprising WC, wash hand basin and bath with shower over.

*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.*

