69 Waterloo Road, Bramhall

£765,000 Freehold

FOUR DOUBLE BEDROOMS, ONE SINGLE BEDROOM • THREE BATHROOMS • INTEGRAL GARAGE • TWO RECEPTION ROOMS • BEAUTIFUL GARDEN • FABULOUS BALCONY WITH VIEWS OVER THE GARDEN • IMMACULATE THROUGHOUT • NO ONWARD CHAIN

LEIGHTON SNOW
INDEPENDENT ESTATE AGENTS

This wonderful five bedroom detached home sits on a popular Bramhall road close to The Happy Valley and Bramhall Park. Immaculate throughout the property boasts spacious accommodation over two floors with the stand-out feature a balcony overlooking the beautiful gardens. With two reception rooms, five bedrooms (four of which are double), three bathrooms, breakfast kitchen, large utility room and an integral garage there is plenty of space on offer for a growing family.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

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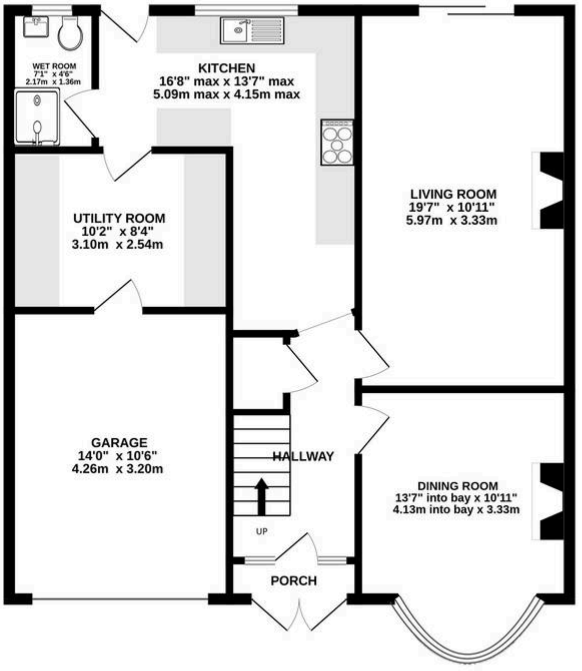
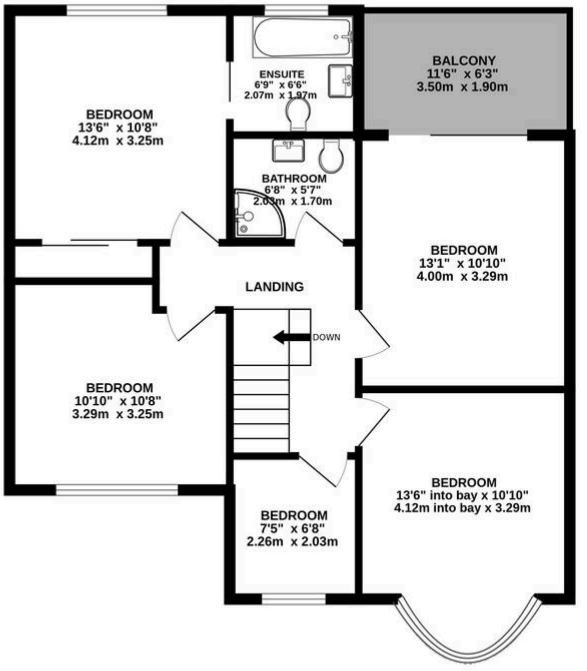
GROUND FLOOR
885 sq.ft. (82.2 sq.m.) approx.



1ST FLOOR
763 sq.ft. (70.8 sq.m.) approx.



TOTAL FLOOR AREA : 1647 sq.ft. (153.0 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 generous driveway with plenty of space for off-road parking. There is an entrance porch that leads into the hallway with turning staircase leading to the first floor. To the right of the hallway are the two reception rooms- the dining room at the front with lovely bay window and an electric 'log-burner'-style fireplace. The rear reception room is the larger of the two and boasts patio doors leading to the garden, and a Gazco gas fireplace set within a white marble surround. At the foot of the entrance hall is the breakfast kitchen, this is a lovely 'L'-shaped room with room for a breakfast table and chairs. The kitchen itself boasts integrated NEFF appliances and a Blanco sink and tap sitting in Silestone worktops. A large utility room sits off the kitchen providing further worktop space and excellent storage. Internal access to the garage is found from the utility room. The ground floor is completed by a wet-room. The wet-room and utility room are both warmed by underfloor heating and the other areas of the ground floor boast Karndean flooring.

To the first floor sit the five bedrooms. Four of the five bedrooms are generous doubles, with the master bedroom further benefiting from 'Sliderobes' fitted wardrobes and a modern en-suite bathroom with under-floor heating. The main family shower room is also warmed by underfloor heating and is another modern suite with corner shower, WC and wash hand basin. Bedroom two offers access out to the fabulous balcony, with a composite decking and stunning views over the gardens this is a fantastic space for your morning coffee, or to relax with a book. Bedroom three boasts further fitted wardrobes offering excellent storage. There is access off the landing to the part-boarded loft space via a drop-down ladder.

Externally the rear garden is generous in size and is laid mainly to lawn. There are two patio areas, one at the foot of the garden and the other and larger of the two running the width of the property and accessed from the kitchen and the living room. At the front of the property the driveway accessed the garage via up and over door, and sits alongside mature hedging and an easy-to-maintain lawn.

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.

Relax

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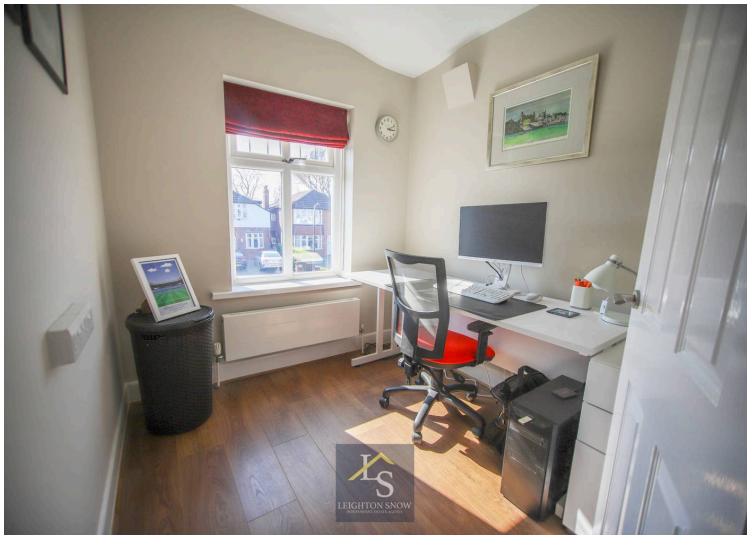
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