



## 1 Midland Road, Bramhall

£550,000 Freehold

1930's DETACHED • BEAUTIFUL CHARACTER FEATURES • MODERN OPEN-PLAN DINING KITCHEN SPACE • SOUTH-FACING GARDEN • IMMACULATELY PRESENTED THROUGHOUT • LARGE GATED DRIVEWAY • CLOSE TO DAVENPORT, WOODSMOOR & BRAMHALL TRAIN STATION • CLOSE TO BRAMHALL PARK



This fabulous 1930's detached home is beautifully presented throughout with modern renovations running harmoniously with original character charm. Boasting fabulous kerb-appeal the property is positioned behind a gated driveway and benefits from a southerly-facing garden. Excellent transport links are located within easy reach with Davenport Train Station located less than a mile away.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

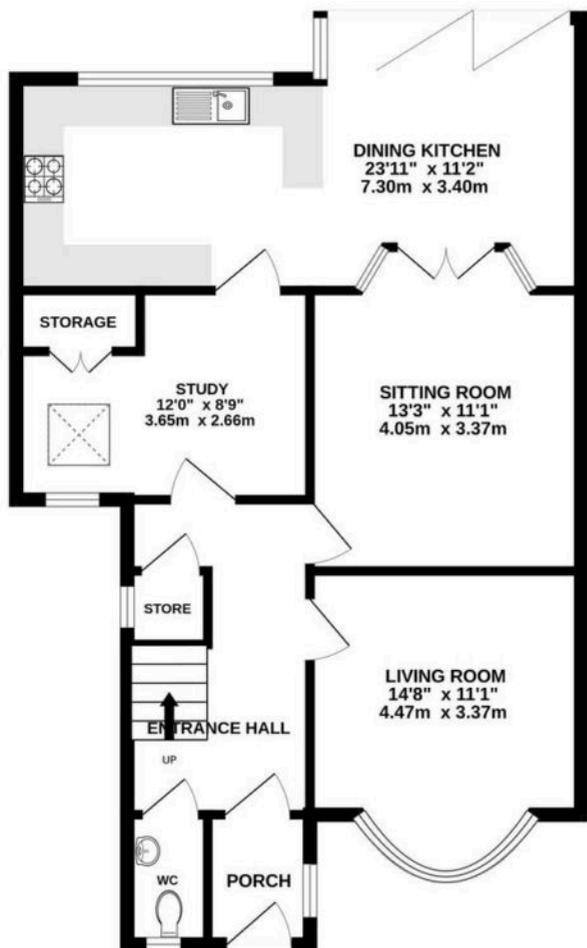
EPC Environmental Impact Rating: D



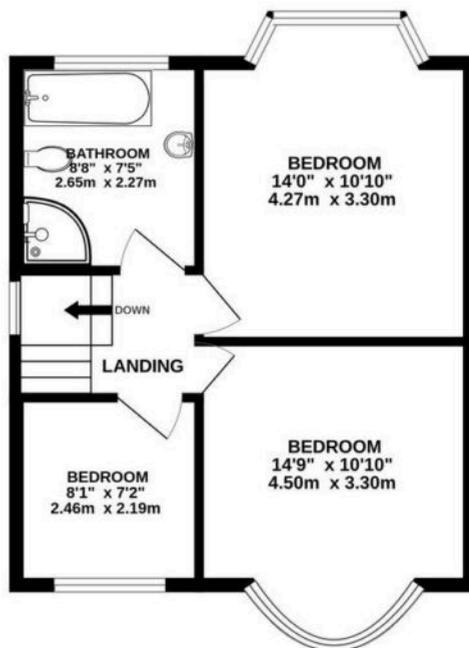
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GROUND FLOOR  
713 sq.ft. (66.3 sq.m.) approx.



1ST FLOOR  
418 sq.ft. (38.9 sq.m.) approx.



TOTAL FLOOR AREA : 1132 sq.ft. (105.2 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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Step inside this wonderful family home positioned perfectly for access to schools, transport links, parks and shops. Davenport train station and Bramhall Park sit less than a mile away, as well as local shops and sought-after schools. The property is set back from the road behind a generous gated driveway. Charming 1930's elevations include bay windows and stained glass linking in with more modern additions of a front extension to accommodate a porch and WC. The generous porch offers a warm welcome and provides a separate space for coats and shoes to allow the main hallway to be a light and clutter-free space. A large stained glass window from the landing floods the space with natural light and provides an impressive focal point. There are two reception rooms, the front with large bay window and feature fireplace. The rear with a bespoke crafted media unit, complete with lighting and electrics, providing ample storage and a second focal point to the original stained glass windows. The dining kitchen runs across the back of the property and boasts vaulted ceilings, bi-folding doors and high spec integrated appliances. This is a bright and spacious room making the most of the southerly-facing aspect at the rear. The kitchen sits under granite worktops with LVT flooring leading through from a large study off the hall. The study is a versatile space that would also lend itself to a play room or additional reception. The ground floor is completed by a WC and a generous understairs storage cupboard.

To the first floor there are three bedrooms comprising of two large doubles and a third single. Bay windows in both the doubles provide additional space and character charm. The family bathroom is another generous room with a four piece suite comprising of a bath, corner shower, WC and wash hand basin. Externally the rear garden is an easy to maintain lawn enclosed by wooden fencing with mature hedging allowing a private aspect. There is access down the side of the property to the car port and driveway at the front.

*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.*





