



## 51 St. Michaels Avenue, Bramhall

£1,500,000 Freehold

BEAUTIFUL FAMILY HOME • GENEROUS PLOT • SITTING ON ONE OF BRAMHALL'S MOST SOUGHT-AFTER ROADS • FIVE BEDROOMS, TWO BATHROOMS • THREE RECEPTION ROOMS PLUS OPEN-PLAN DINING KITCHEN • GATED DRIVEWAY • SHORT WALK INTO BRAMHALL VILLAGE AND TRAIN STATION • CLOSE TO BRAMHALL PARK



Introducing this stunning 5 bedroom detached house nestled on a generous plot, presenting itself as a beautiful family home situated on one of Bramhall's most sought-after roads. Upon entering, you are greeted by a sense of elegance and space, offering five bedrooms and two bathrooms, ensuring ample accommodation for a growing family or those seeking additional space for guests.

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: C

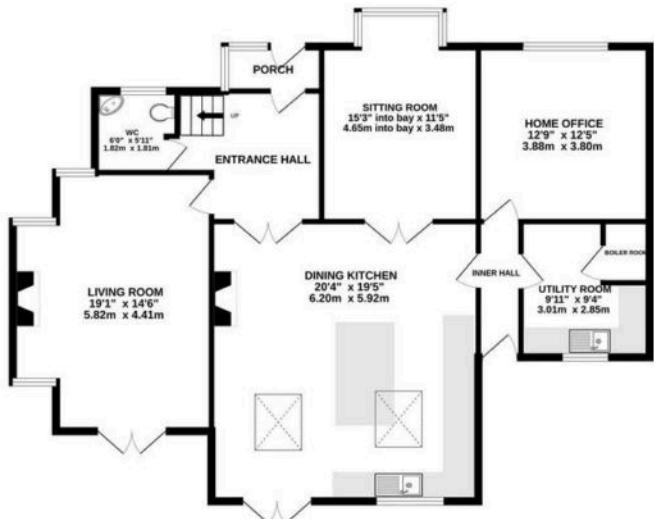
EPC Environmental Impact Rating:



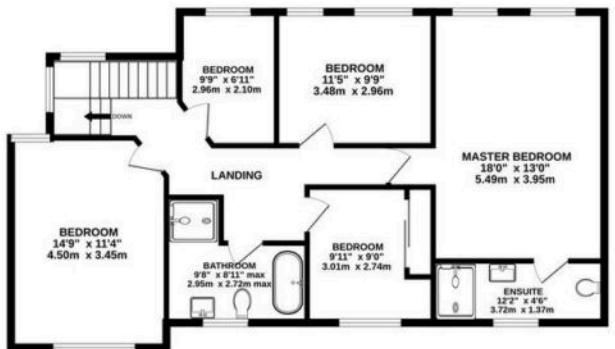
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GROUND FLOOR  
1223 sq.ft. (113.6 sq.m.) approx.



1ST FLOOR  
940 sq.ft. (87.3 sq.m.) approx.



TOTAL FLOOR AREA : 2163 sq.ft. (200.9 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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Spread across two floors, the property boasts three reception rooms, each offering a unique space for relaxation and entertainment, complemented by an open-plan dining kitchen designed for modern living. The seamless flow between the living spaces provides a perfect setting for gatherings or quiet family moments. The property benefits from a gated driveway, ensuring privacy and security for residents and their vehicles. The convenience of the location is unparalleled, with Bramhall Village and its array of amenities just a short walk away, offering an abundance of shops, cafes, and restaurants. For those commuting, the proximity to the train station provides easy access to nearby towns and Manchester City Centre. In addition, the property's proximity to Bramhall Park provides residents with a picturesque retreat, perfect for leisurely strolls or outdoor activities.

Electric gates open on to a driveway and front lawn providing secure parking and an attractive frontage. A porch leads into the entrance hallway where your eye is immediately drawn through double doors into the dining kitchen and the gardens beyond. The kitchen is a magnificent space with granite worktops sitting under large skylights allowing in an abundance of natural light. A spacious utility room sits off an inner hallway off the kitchen and offers further worktop space alongside plumbing for white goods. Three reception rooms provide versatile space and are currently utilised as a sitting room, living room and home office. The living room is a bright dual-aspect room with inglenook fireplace and double doors leading out to the rear garden, whilst the sitting room provides a charming space with bay window and double doors into the kitchen. The home office is fitted with bespoke cabinetry with two dedicated desk spaces and plenty of storage options. The ground floor is completed by a WC positioned off the entrance hall.

To the first floor there are five bedrooms and two bathrooms. The master suite sits at the foot of the landing and runs the full length of the house with a generous bedroom and stylish en-suite shower room. The family bathroom provides another modern bathroom suite with standalone bath, shower with Crittall door, wash hand basin and WC. Bedroom two is another dual-aspect room with plenty of natural light and views over the garden. Four of the five bedrooms have fitted furniture offering excellent storage options.

Externally the rear garden is a generous space, laid primarily to lawn with mature hedging offering a private aspect. There are two paved patios providing super space to sit and relax. Access can be found down both sides of the house to the driveway and lawn 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.



