



## 13 Adelaide Road, Bramhall

£650,000 Leasehold

WALKING DISTANCE TO VILLAGE • OPEN PLAN KITCHEN DINER • SPACIOUS LIVING ACCOMMODATION THROUGHOUT •  
FOUR DOUBLE BEDROOMS EACH INCLUSIVE OF FITTED WARDROBES • PRIVATE REAR GARDEN • OFF-ROAD PARKING

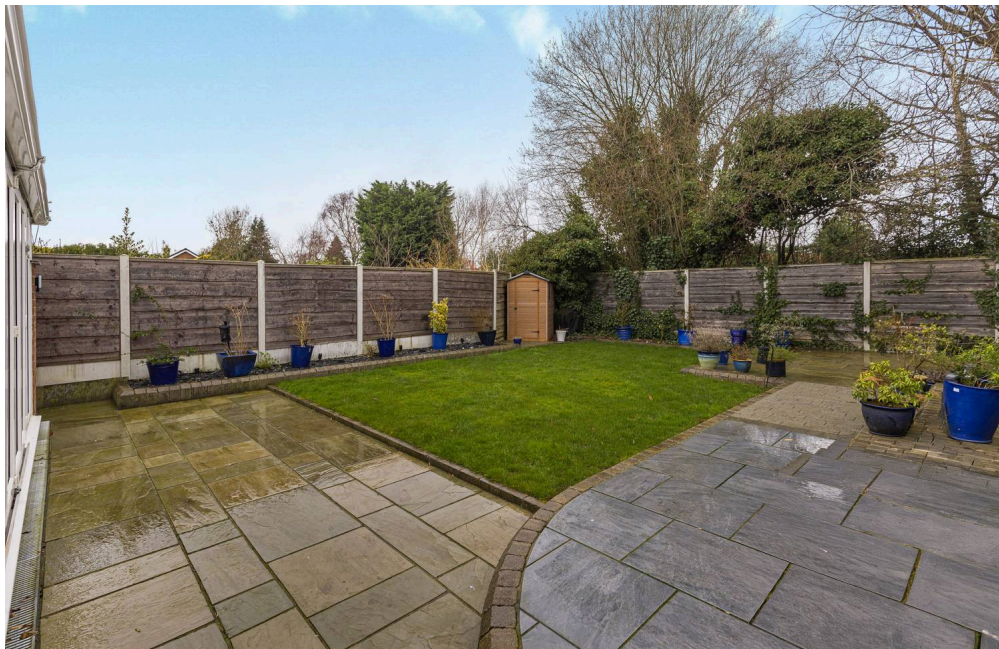
Impressive four bed detached house in Bramhall with open plan kitchen diner, ensuite, private garden, off-road parking, and walking distance to village, schools, and amenities.

Council Tax band: D

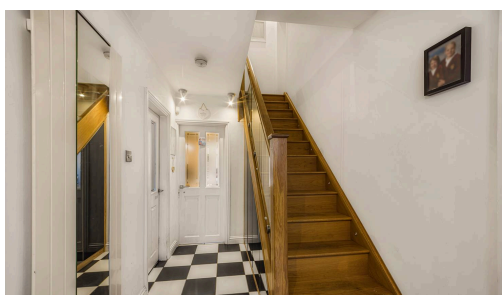
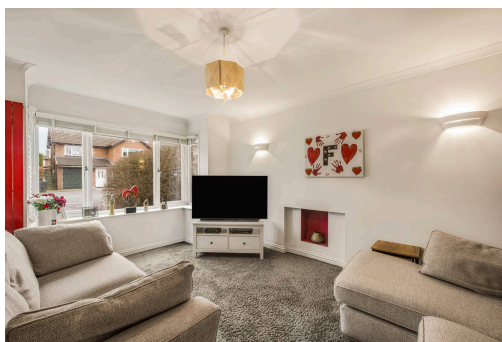
Tenure: Leasehold

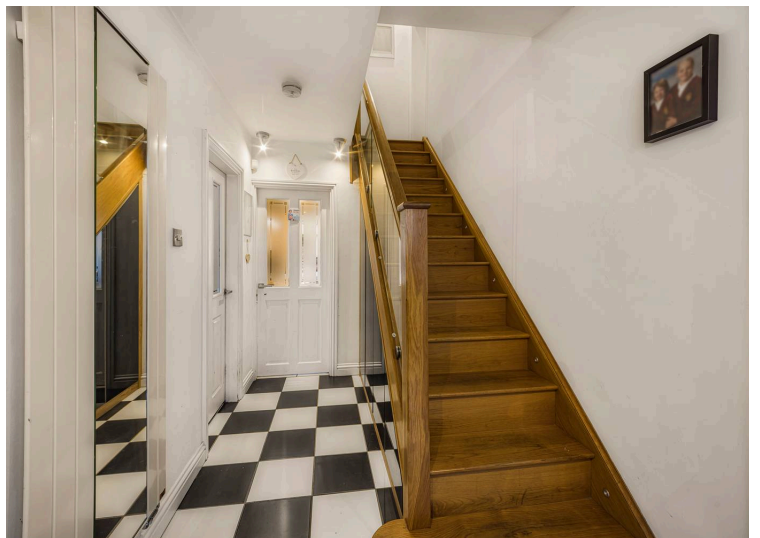
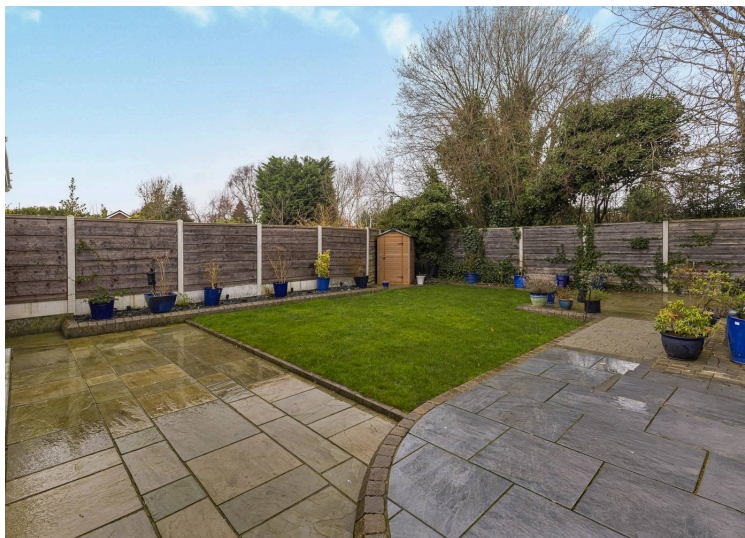
EPC Energy Efficiency Rating: C

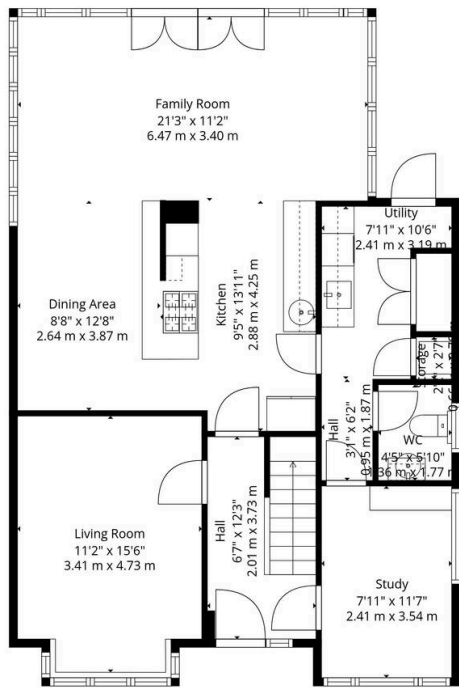
EPC Environmental Impact Rating:



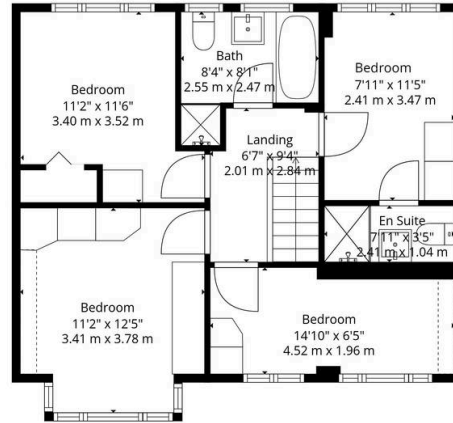
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1st Floor



2nd Floor

**TOTAL: 1495 sq. ft, 139 m2**  
 1st floor: 900 sq. ft, 84 m2, 2nd floor: 595 sq. ft, 55 m2  
 EXCLUDED AREAS: UTILITY: 64 sq. ft, 6 m2, STORAGE: 6 sq. ft, 1 m2, WALLS: 121 sq. ft, 11 m2

Floor Plan Created By Cubicica App. Measurements Deemed Highly Reliable But Not Guaranteed.



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