



171c Bramhall Lane South, Bramhall

£500,000 Leasehold

DRIVEWAY AND ALLOCATED PARKING FOR THREE CARS • BEAUTIFULLY PRESENTED THROUGHOUT • WEST-FACING REAR GARDEN • ARRANGED OVER THREE FLOORS • BATHROOM, SHOWER ROOM AND GROUND FLOOR WC • SET BACK FROM POPULAR TREE-LINED ROAD



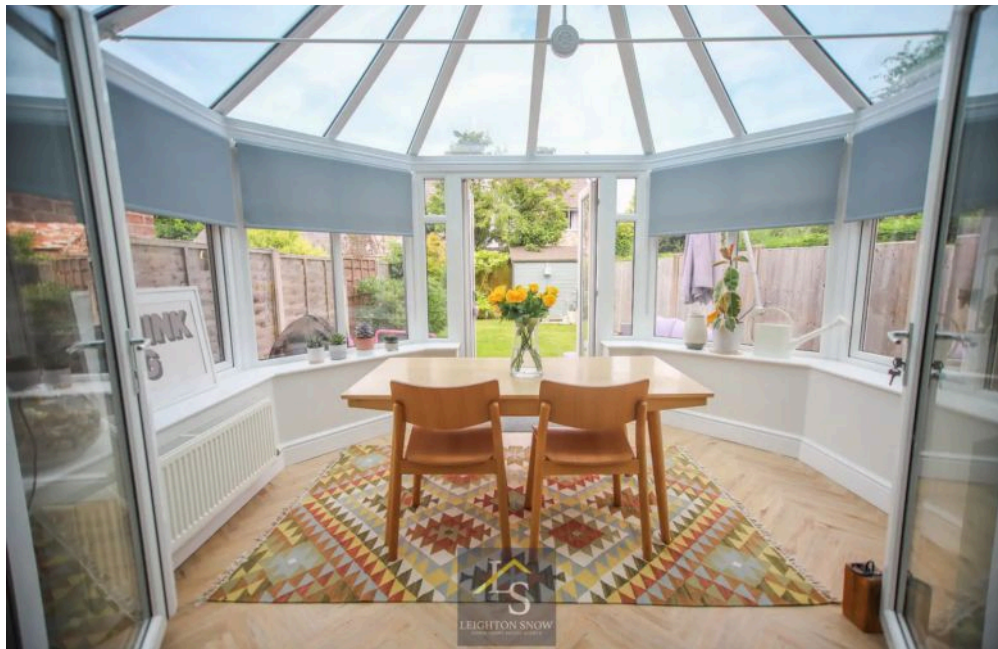
A fantastic FOUR DOUBLE BEDROOM townhouse sat behind mature hedging providing a private aspect. With a driveway PLUS allocated parking and IMMACULATE INTERNAL ACCOMODATION this is a wonderful family home in a super location.

Council Tax band: F

Tenure: Leasehold

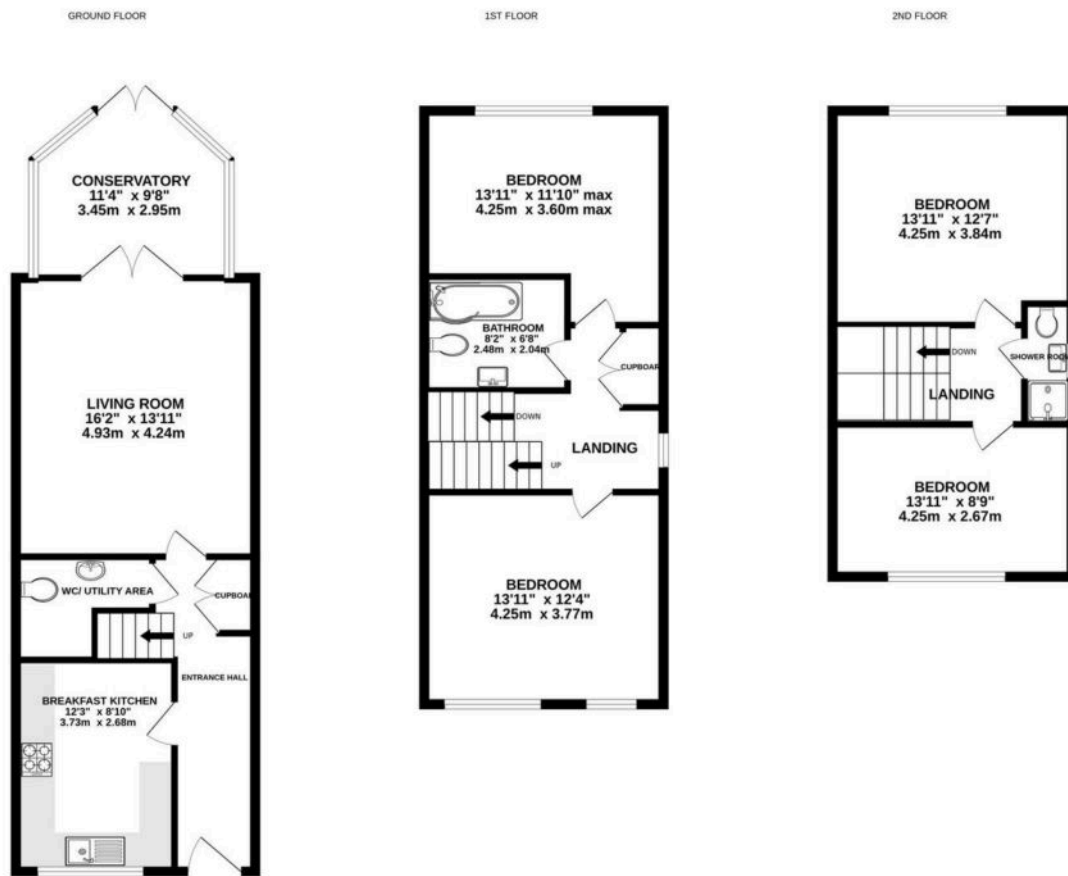
EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C



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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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This brilliant townhouse is one of four that sit on a private courtyard off the ever-popular Bramhall Lane South. Positioned in easy reach of the village and train station this is a spacious and well-presented home arranged over three floors. There is a driveway at the front of the house for one car and two allocated spaces that provide further off-road parking sat opposite the house within the courtyard. The property is entered into a welcoming hallway, there is a modern kitchen that sits at the front of the property and at the foot of the hallway is a spacious living room that opens into a beautiful conservatory with views and access over the rear garden. The garden is west facing so allows an abundance of natural light through to these two sitting areas. Off the hallway is a cloaks storage cupboard as well as a WC/utility space providing space and plumbing for a washing machine and tumble drier.

To the first floor there are two of the four double bedrooms and the family bathroom. The family bathroom comprises a 'p'-shaped bath with shower over, wash hand basin and WC. The top floor provides the two remaining bedrooms and a modern shower room. Each bedroom spans the width of the property and each comfortably fits a double bed alongside bedroom furniture. There is a good landing space on the middle floor with a window to the side elevation and a cupboard providing additional storage. Further storage can be found off the top floor where a drop-down ladder accesses a boarded loft space.

Externally the rear garden is a lovely west-facing area enclosed by wooden fencing. It is mainly laid to lawn with a generous paved patio sitting off the conservatory. Access is found via a wooden gate down the side of the property that leads round to the driveway at the front.





