

31 Bramble Way, Hazel Grove

£325,000 Leasehold

BEAUTIFULLY APPOINTED THREE BEDROOM MEWS HOME • DRIVEWAY WITH PARKING FOR TWO CARS • GROUND FLOOR WC • 2 YEARS REMAINING OF NHBC CERT (as of July 2025) • WEST-FACING REAR GARDEN • EXCELLENT LOCATION CLOSE TO BEAUTIFUL WALKS AND LOCAL AMENITIES • TRANSPORT LINKS CLOSE BY INCLUDING MINUTES FROM THE A6



A beautifully-appointed three bedroom mid-mews home situated on the popular Mirrlees estate surrounded by the charming open green space of the Mirrlees fields as well as convenient amenities and transport links. Boasting three bedrooms, a light and spacious living room and an open-plan dining kitchen as well as the benefit of a ground floor WC, this is a super first home or ideal for those looking to downsize.

Council Tax band: C

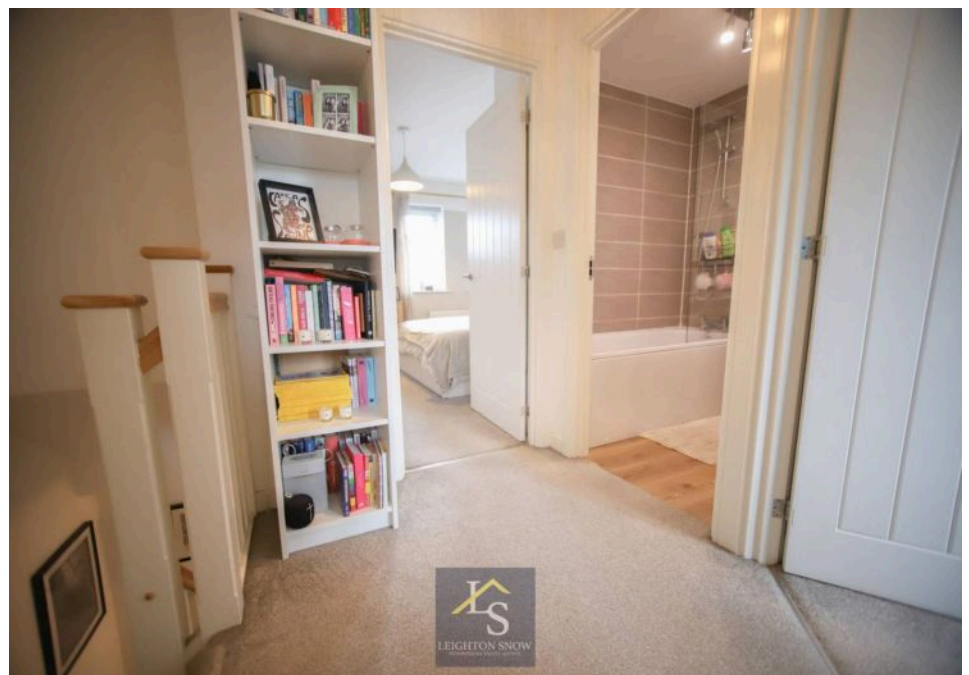
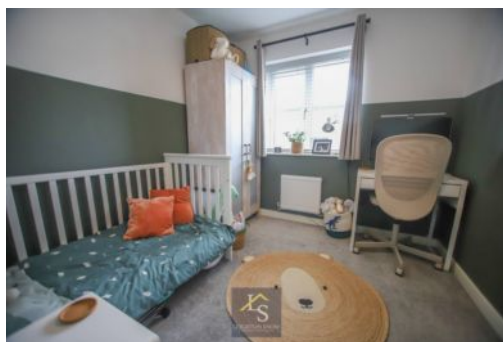
Tenure: Leasehold

EPC Energy Efficiency Rating: B

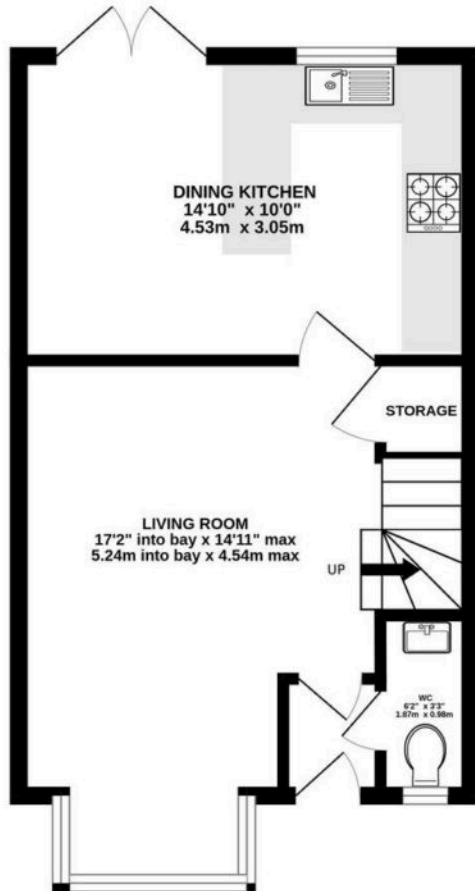
EPC Environmental Impact Rating: B



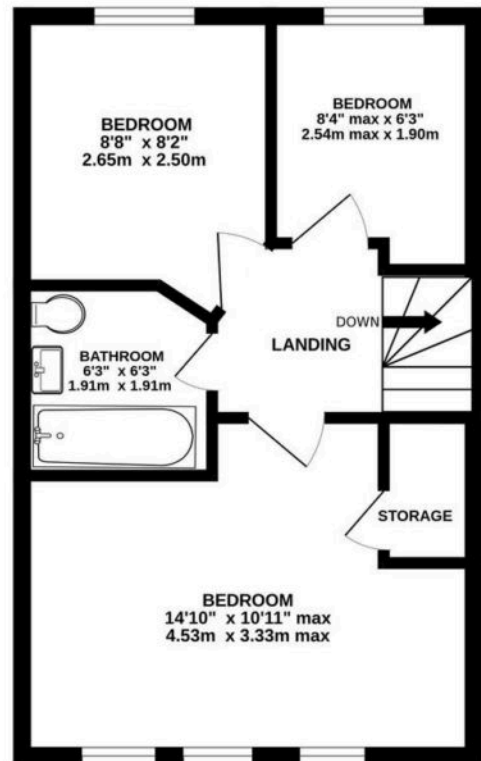
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GROUND FLOOR
379 sq.ft. (35.2 sq.m.) approx.



1ST FLOOR
362 sq.ft. (33.6 sq.m.) approx.



TOTAL FLOOR AREA : 741 sq.ft. (68.8 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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A beautifully-appointed three bedroom mid-mews home situated on the popular Mirrlees estate surrounded by the charming open green space of the Mirrlees fields as well as convenient amenities and transport links. Boasting three bedrooms, a light and spacious living room and an open-plan dining kitchen as well as the benefit of a ground floor WC, this is a super first home or ideal for those looking to downsize. Set back from the road behind a driveway offering space for two cars, is this charming mid-mews property. Constructed in 2017 the property offers the feel of a 'new-build' whilst retaining two more years on the NHBC certificate (as of July 2025). Through the front door is an entrance hallway that provides access to a handy WC. The living room sits off the hallway and is a lovely space with a bay window to the front elevation and an open turning staircase leading to the first floor. The living room seamlessly links through into the dining kitchen. The dining kitchen is a brilliant space that spans the width of the house and boasts patio doors leading to the west-facing rear garden. There is plenty of space for a dining table and chairs, and integrated appliances sit under substantial worktop space.

To the first floor there are three bedrooms and a family bathroom. The three bedrooms comprise of two doubles and a single. The master bedroom is a particularly impressive space spanning the width of the property with three windows allowing in plenty of natural light. There is a large over-the-stairs cupboard in the master bedroom providing excellent storage. The family bathroom is a modern white suite comprising bath with shower over, WC and wash hand basin.

Externally the rear garden is an easy to maintain space with a generous decked patio sitting off the kitchen. There is a well-maintained lawn that leads to a substantial wooden shed with power that the current owners utilise for a tumble drier. The garden benefits from a westerly-facing aspect and is fully enclosed by wooden fencing.

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.

