

# 10 Exeter Walk, Bramhall - SK7 2QL

Offers Over £270,000

mosley jarman

# 10 Exeter Walk

Bramhall

A well presented three-bedroom mid-terrace family home, tucked away in a quiet cul-de-sac on the popular Dairyground Estate. Ideally located within easy reach of Bramhall village, the train station, Bramhall Park, and falling within the catchment area for Pownall Green Primary School and Bramhall High School. The property benefits from UPVC double glazing and gas-fired central heating, powered by a combination boiler.

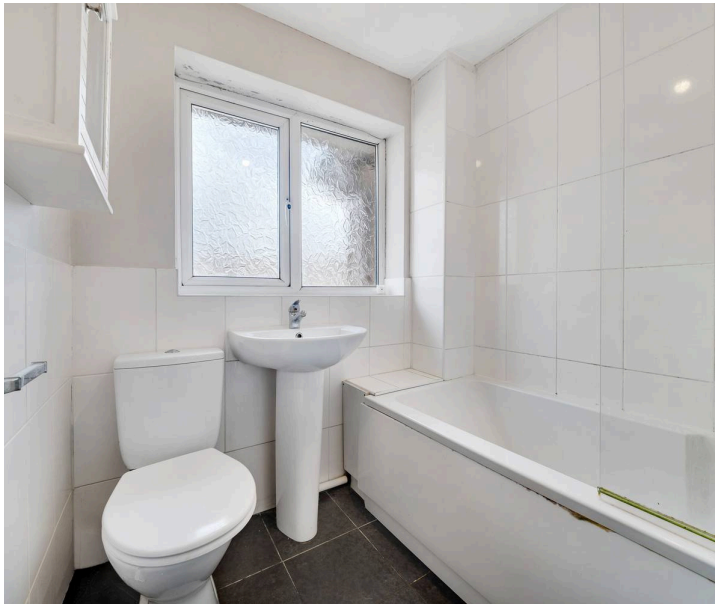
- Three bedroom family home
- Cul de sac location
- Catchment for desirable local schools
- Off road parking
- Well-presented throughout
- EPC rating- C
- Garage
- Modern dining kitchen













# 10 Exeter Walk

## Bramhall

The accommodation briefly comprises an entrance porch, a spacious living room with useful under-stairs storage, and a modern dining kitchen fitted with a range of matching wall and base units, ample worktop space, room for appliances and a dining area.
To the first floor are three well-proportioned bedrooms and a contemporary family bathroom, fitted with a modern three-piece suite and heated towel rail.

An excellent opportunity for first-time buyers, young families, or those looking to downsize in a highly sought-after location.

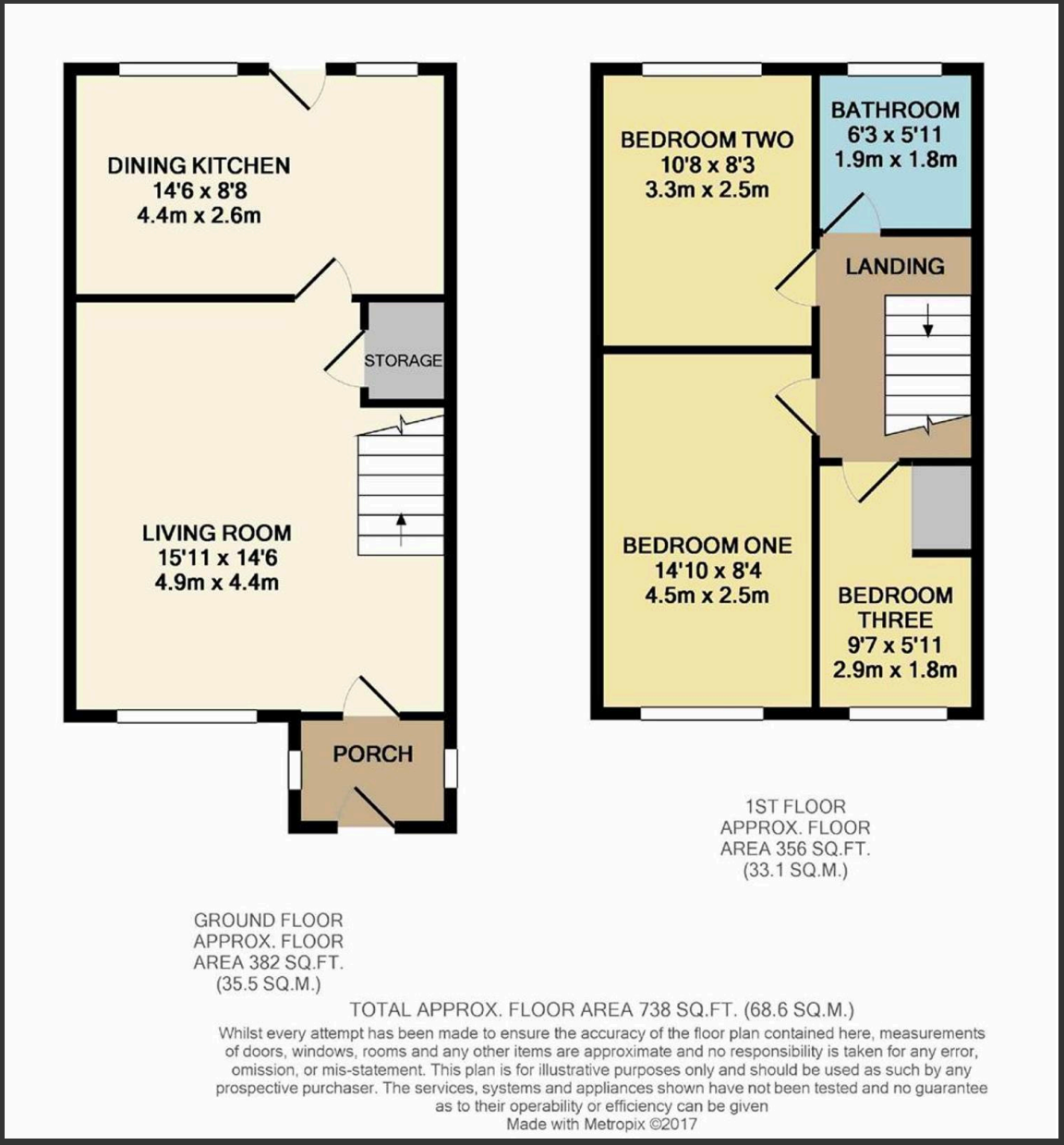
**Grounds and Gardens**

Externally, the property enjoys well-maintained communal gardens to the front, while the rear features a low-maintenance paved garden. Beyond the rear garden is a garage, together with communal off-road parking.

**Important Information**

- What 3 Words – ///held.mixer.pasta
- Council Tax - C
- EPC Rating – C
- Tenure – Freehold
- Heating: Gas Fired Central Heating
- Services: Mains Electric, Water & Drainage
- Flood Risk*: Very Low Risk of flooding
- Broadband**: Ultra Full Fibre available to order
- Mobile Coverage**: Mobile coverage with main providers (EE, Vodafone, Three and o2) limited coverage indoors.

*Information provided by GOV.UK *Information provided by Ofcom checker.





# Mosley Jarman

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