

14 Warton Close, Bramhall

£350,000 Leasehold

QUIET CUL-DE-SAC • OPEN-ASPECT AT THE REAR OVER SCHOOL PLAYING FIELDS • THREE DOUBLE BEDROOMS • TWO RECEPTION ROOMS • MODERN KITCHEN AND BATHROOM • CLOSE TO SOUGHT AFTER SCHOOLS



This marvellous home is positioned at the foot of a quiet cul-de-sac surrounded by open fields. Sitting within close proximity of popular primary and secondary schools as well as being a short walk into Bramhall village, it offers super convenience whilst benefitting a quiet setting. Internally the house is beautifully presented throughout with two receptions rooms, three double bedrooms and a contemporary kitchen and bathroom. Ideal for growing families or those looking to downsize.

Council Tax band: C

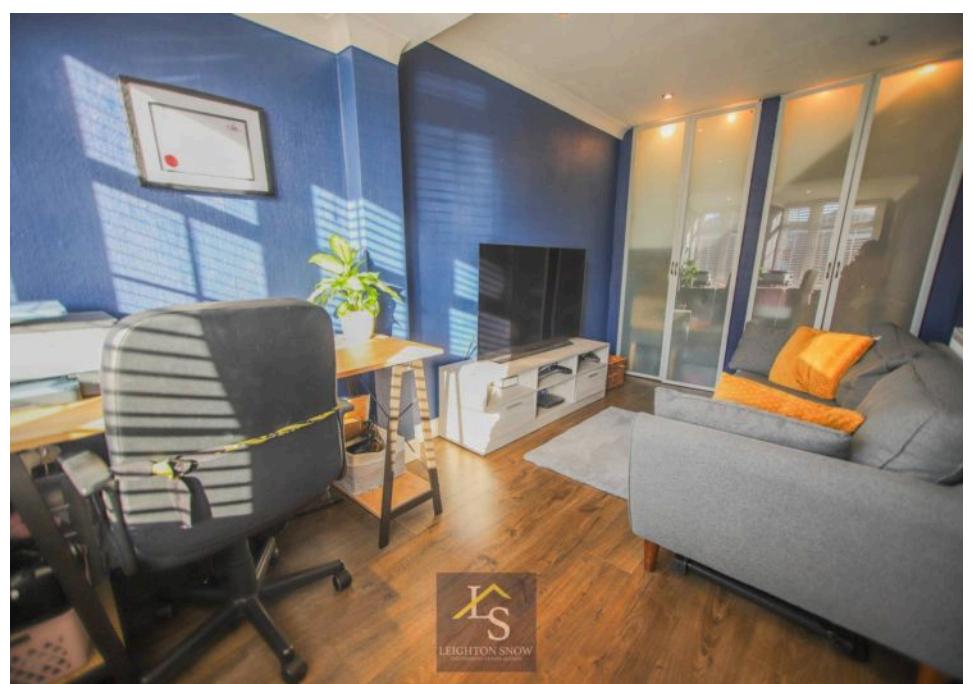
Tenure: Leasehold

EPC Energy Efficiency Rating: D

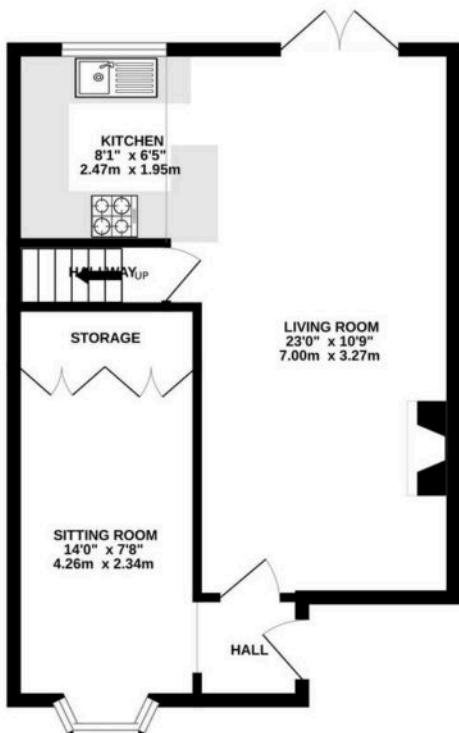
EPC Environmental Impact Rating: D



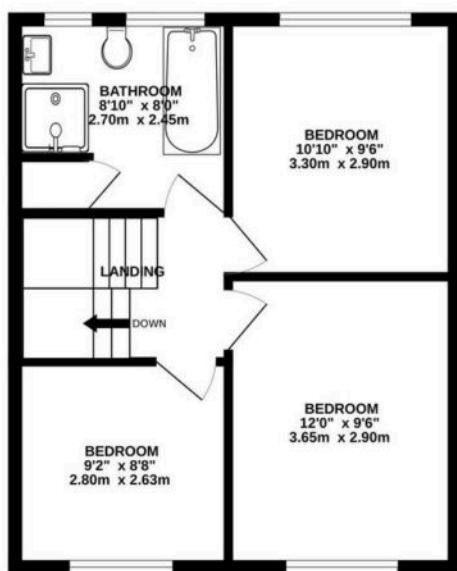
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GROUND FLOOR
473 sq.ft. (44.0 sq.m.) approx.



1ST FLOOR
424 sq.ft. (39.3 sq.m.) approx.



TOTAL FLOOR AREA : 897 sq.ft. (83.3 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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The house itself sits behind a driveway offering off-road parking for two cars. An entrance hall opens into two generous reception rooms. The sitting room sits to the left hand side of the property and is a versatile space currently used as a sitting room come office and would equally work as an additional bedroom or play room. The living room is the larger of the two reception rooms and is a large dual-aspect space opening into a dining kitchen that spans across the width of the rear of the house. A contemporary electric fireplace warms the room whilst double doors sit in the dining area opening into the garden. The kitchen is modern with fitted appliances and a breakfast bar. To the first floor the three bedrooms are generously proportioned all offering ample space for double beds. The bathroom is another large room with a four piece suite comprising shower, bath, WC and wash hand basin, with the benefit of a generous storage cupboard.

Externally the rear garden is a generous space primarily laid to lawn. There are two patio areas consisting of a paved area positioned off the dining room and a raised deck at the rear benefitting from the uninterrupted views over the school playing fields. Wooden fencing and mature fencing offer a good degree of privacy from neighbouring properties. To the front of the house the driveway is paved and offers plenty of space for two cars.

