

## 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 reception 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

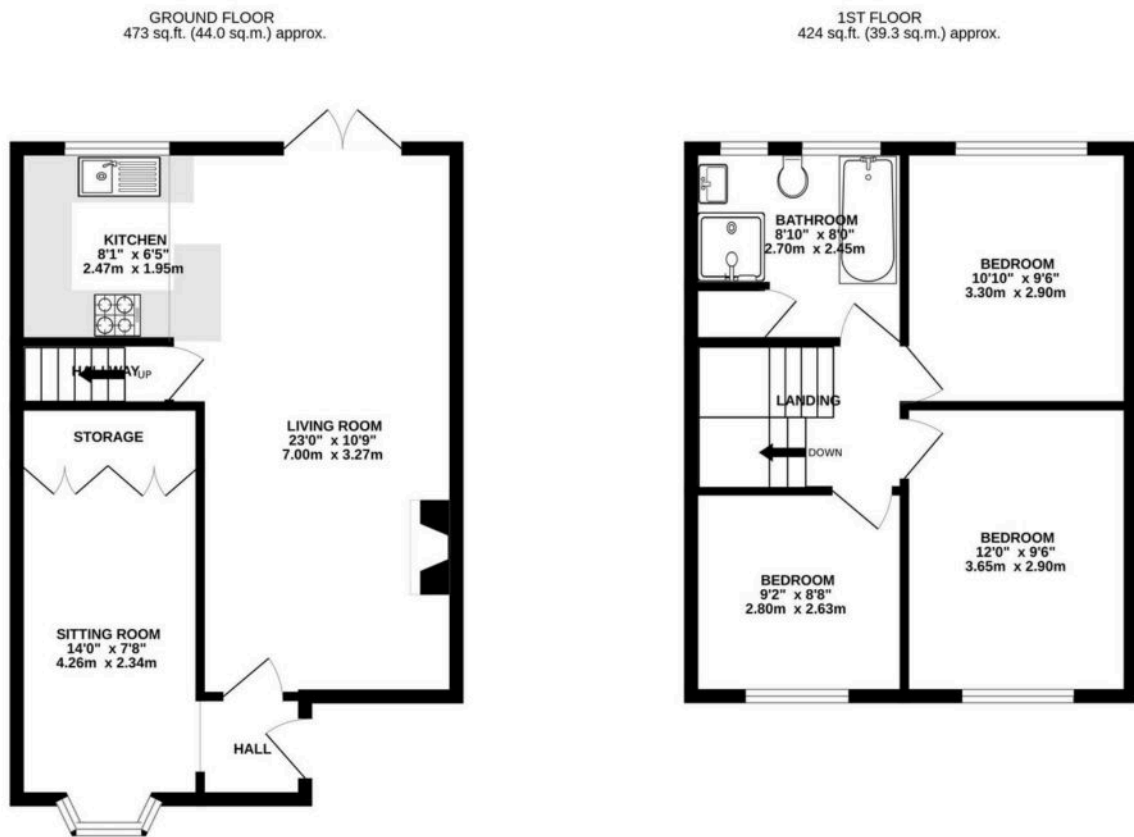
EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D



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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.



