





7 Dawlish Close, Bramhall

Freehold

THREE BEDROOM MID MEWS • SITUATED ON A QUIET CUL-DE-SAC • NEARBY LOCAL SHOPS AND AMENITIES • WITHIN WALKING DISTANCE TO BRAMHALL TRAIN STATION • OFF-ROAD PARKING

LEIGHTON SNOW
INDEPENDENT ESTATE AGENTS

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

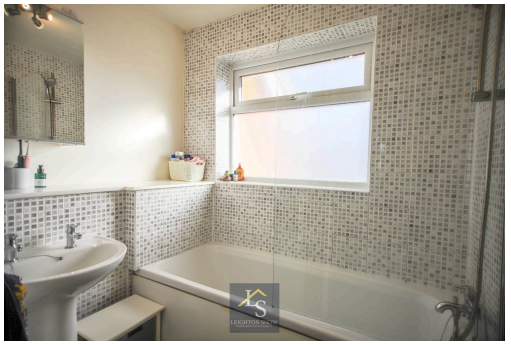
EPC Environmental Impact Rating: D

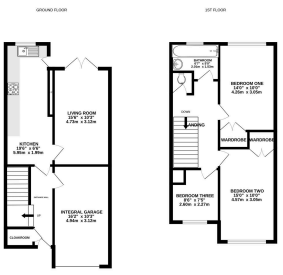






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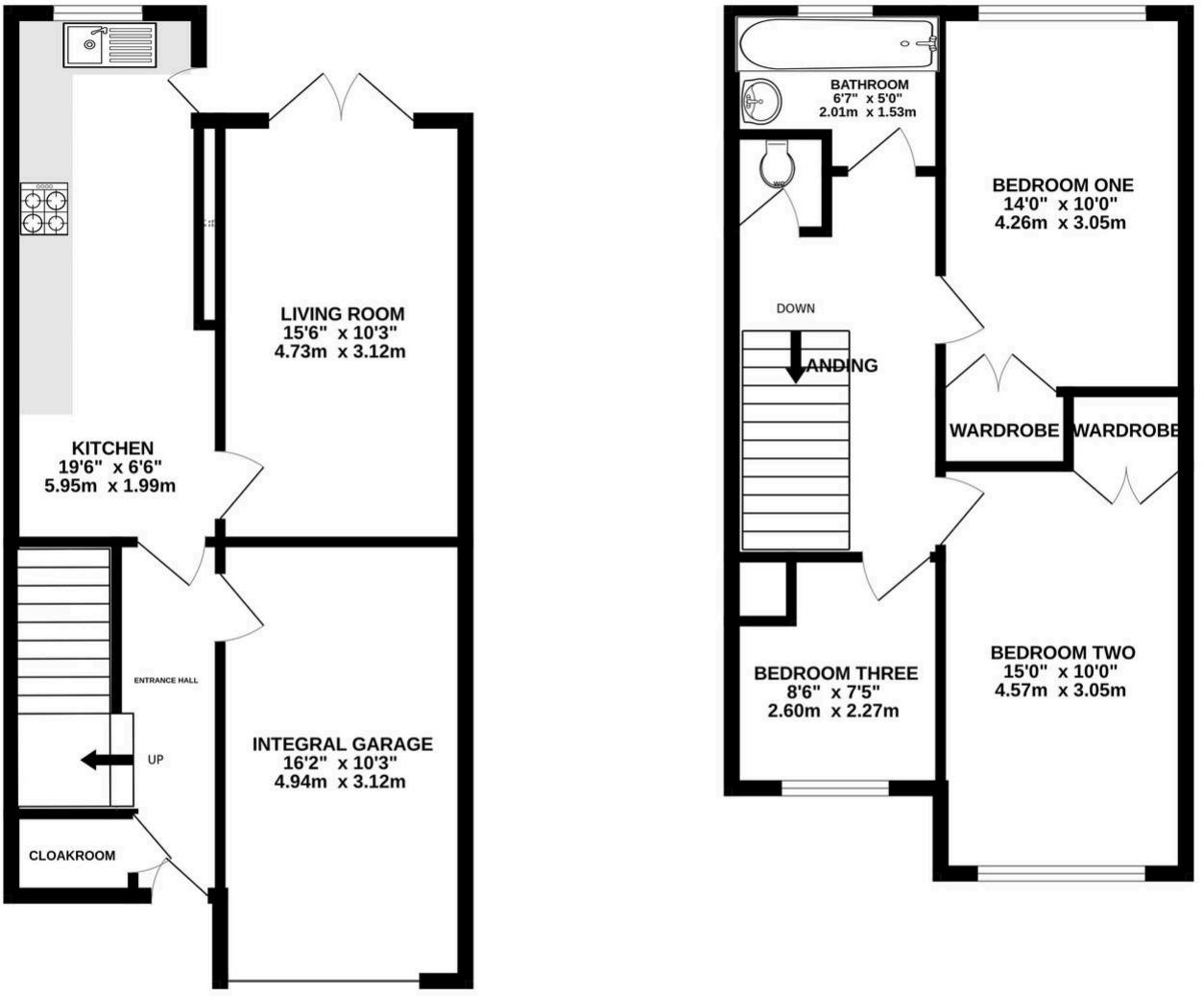






GROUND FLOOR

1ST FLOOR



7 DAWLISH CLOSE

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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Tucked away on a lovely quiet cul-de-sac on the well-known Dairyground Estate, this fantastic three-bedroom property presents a fabulous opportunity for a range of buyers from first time buyers to those looking to downsize. Conveniently located nearby a range of local shops and amenities, this superb property offers excellent practicality. The property is ideally located within walking distance to Bramhall train station, making commuting to Manchester and other surrounding areas straightforward and stress-free.

Upon entering, you are greeted by a spacious entrance hallway providing access to all of the principal rooms within the property. There is a handy cloakroom just beyond the entrance, allowing for convenient storage for coats and shoes. The kitchen sits at the foot of the hallway and is fitted with a range of cupboards and fitted units, with plenty of workspace for culinary preparation. Adjacent to the kitchen, there is a comfortable living room, adorned with natural light entering via the double doors, overlooking the patio space. The living room offers a wonderful space for both relaxation and entertaining.

To the first floor of the property, there are three well-proportioned bedrooms. Bedrooms one and two are generous doubles, offering ample space for personal touches and furnishings, along with fitted storage space within the alcoves. The third bedroom is currently comprised as an office but offers a versatile space for a single bedroom or nursery. The bathroom is comprised of a bath with a shower over, and a wash-hand basin, with a separate w/c adjacent to this.

Externally to the rear, there is well maintained garden area, primarily laid to lawn, with a patio area just beyond the living room. To the front, there is a generous driveway allowing for off-road parking, for residents, with ample on-road parking for visitors. The property hosts a brilliant garage space, with internal access, presenting an excellent storage space.

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.

