



Part Exchange
Considered

Southern Crescent, Bramhall, SK7 3AQ

SHRIGLEY ROSE & CO
Bespoke Estate Agents





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A Beautifully Presented Detached Home with Stunning Garden Backdrop. This well-presented detached home offers generous and versatile accommodation arranged over two levels, ideal for modern family living.

On the upper ground floor, you are welcomed into a bright open-plan living space featuring an impressive living room, perfect for relaxing, dining and entertaining. The calm and airy kitchen is filled with natural light, flowing into a sociable sitting/dining area, creating a sociable layout that suits everyday life as well as gatherings with friends and family. Large picture windows, along with a charming balcony, frame stunning views over the rear garden, brook and the tree-lined woodland outlook beyond. This floor also benefits from a separate WC for added convenience.



The lower ground floor includes four well-proportioned double bedrooms and a study which can be used as an additional fifth bedroom. The largest bedroom enjoys direct access to the peaceful rear garden through patio doors. This level also includes a well-designed bathroom with a unique sunken bath along with a good sized shower. The generous landing feels like a room of its own and leads to a utility area and an additional versatile room, currently used as a games room but easily adaptable to suit a range of needs. Two lots of understairs storage help with the convenience.



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Outside, the front of the home features a mature, well-stocked garden and a driveway leading to the garage, providing useful parking and storage. Steps to the side of the home lead down to the beautiful rear garden, thoughtfully arranged to offer several places to sit and enjoy the surroundings, including patio areas both near the home and towards the lower end of the garden, where the leafy backdrop creates a wonderfully calm setting.

This attractive detached home offers a remarkable amount of space and flexibility, with a charming garden setting that must be experienced in person.

The Current Owners Love:

- The bedrooms being downstairs keeps them cool.
- The amazing view.
- The peace and quiet and waking up to birds singing.

We Have Noticed:

- Beautiful location abutting woodland.
- Spacious flexible living accommodation
- Positioned on a peaceful road







Key Features:

- Beautifully presented detached home with a stunning woodland and brook backdrop
- Generous and versatile accommodation arranged over two levels
- Impressive open-plan living room with balcony and picturesque garden views
- Calm, airy kitchen filled with natural light, flowing into a sociable sitting/dining area with lovely views of the garden.
- Four well-proportioned double bedrooms, including one with direct garden access
- Well-designed bathroom featuring a sunken bath and separate shower
- Mature front garden, driveway parking and garage for storage
- Beautiful rear garden with multiple seating areas offering a peaceful leafy outlook

Tenure: Leasehold

Council Tax Band: E

Possession: Vacant possession upon completion

Total Floor Area: 2230 sqft

Viewing: Strictly appointment only through Shrigley Rose & Co

Property Summary:

Living Room
6.04m x 9.87m

Dining Room
3.43m x 4.84m

Kitchen
3.44m x 5.21m

Garage
3.08m x 4.53m

Wc
1.09m x 1.11m

Bedroom 1
3.33m x 4.79m

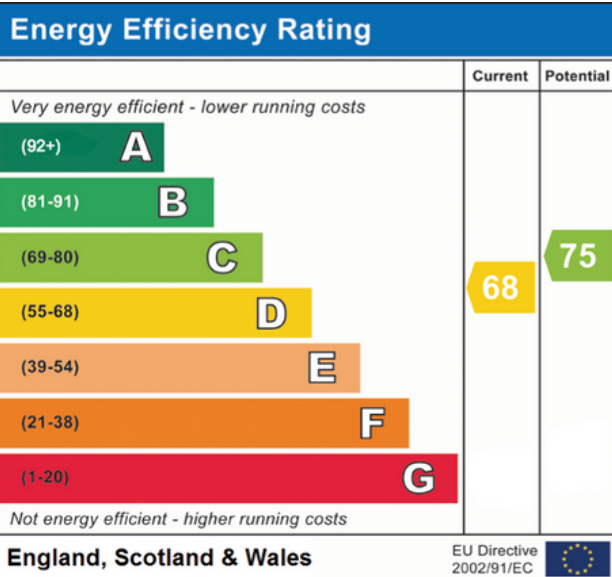
Bedroom 2
3.23m x 4.98m

Bedroom 3
4.06m x 4.24m

Bedroom 4
3.33m x 3.65m

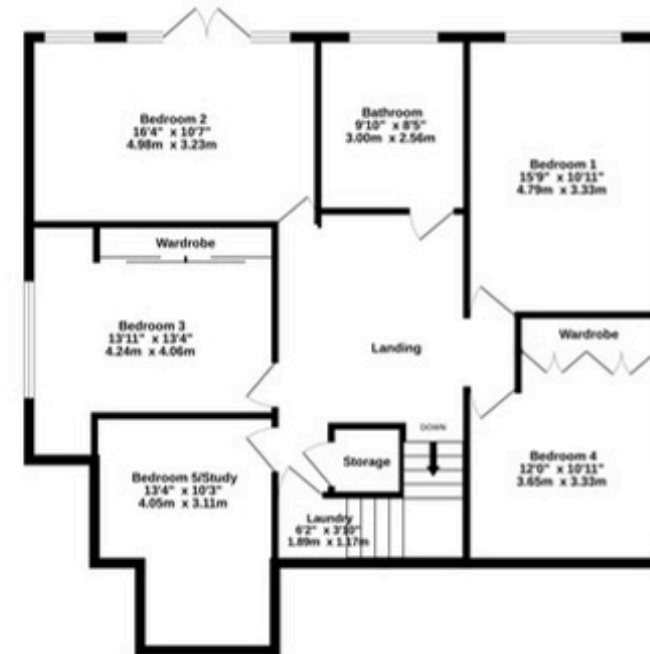
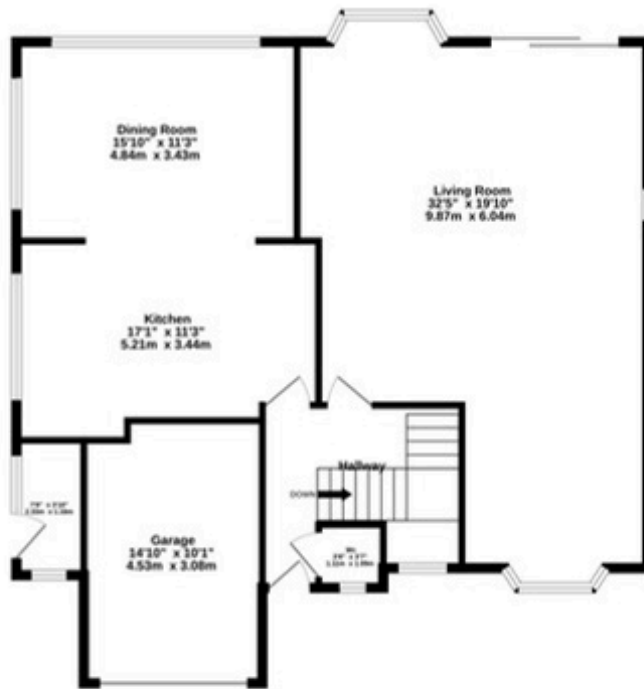
Study
3.11m x 4.05m

Bathroom
2.56m x 3.00m





DID YOU KNOW...? YOU CAN PART EXCHANGE YOUR CURRENT HOME FOR THIS PROPERTY... HASSLE FREE.



TOTAL FLOOR AREA : 2230 sq.ft. (207.1 sq.m.) approx.

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