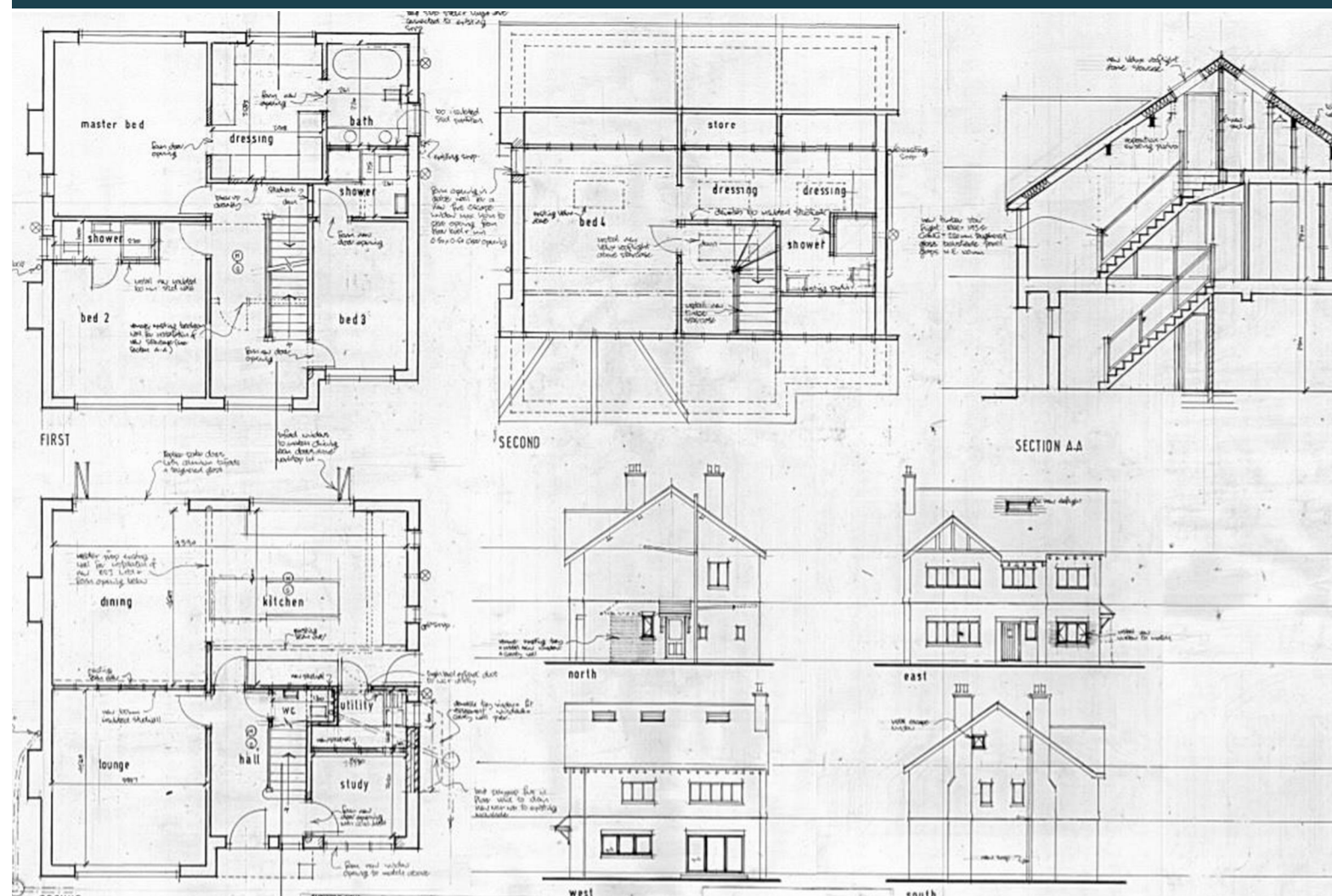




CHARLES LOUIS

HOMES LIMITED



Directions

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

315 Bramhall Lane South
Bramhall, Stockport, SK7 3DW

Offers in the region of £795,000



- Immaculate Five Bedroom Detached Period Property
- Sold With No Chain, In A Sought After Location
- Modern Fitted Open Plan Kitchen / Dining & Living To Rear With Views Over Garden
- Secured Driveway Parking for Ample Vehicles
- Recently Renovated Throughout To High Specification
- Large Garden to Rear & Patio Area
- Three En- Suites, Family Bathroom & Downstairs WC
- Planning Permission for Annex, Planning Application No. DC/078003

315 Bramhall Lane South Bramhall, Stockport, SK7 3DW

*****IMMACULATE FIVE BEDROOM DETACHED PERIOD PROPERTY**FULLY REFURBISHED TO A HIGH SPECIFICATION**PLANNING FOR ANNEX**SOLD WITH NO CHAIN**FANTASTIC & WELL SOUGHT AFTER LOCATION*** Charles Louis Homes are pleased to bring to the market this fully refurbished five bedroomed detached property which has been finished to a very high standard, which also benefits with planning for an annex which is detailed in brochure of proposed plans.**

The property in brief comprises; entrance hall, cloakroom/office, downstairs WC, living room and a large open plan kitchen/diner with a seating area featuring bi-folding doors and windows overlooking the garden. The kitchen also benefits from having a separate utility room which gives access to the rear garden. To the first floor we have the master bedroom with French doors overlooking the garden and has a large en-suite. The first floor also has two further double bedrooms again with their own separate en-suites. The second floor accommodation is made up of bedrooms four and five along with a family bathroom and a separate WC.

The property comes with the added benefit of having planning permission to convert an outbuilding to the rear into a granny annex, which comprises of open plan kitchen dining and living area with french doors leading to patio area and garage. To the first floor there is a double bedroom with a three piece bathroom.

With gated access to the driveway which provides ample parking, good size gardens to front and rear, viewing is a must to appreciate the property's size and enviable position. Call NOW to arrange an accompanied tour and avoid disappointment.

Hallway

UPVC entrance door opens into the hallway with inset spotlights, and gas central heating radiator, leading off to the office, living room, downstairs WC, open plan kitchen and living accommodation and giving access to the first floor,

Cloakroom/Office

8'4 x 9'2 (2.54m x 2.79m)

With inset spotlights and gas central heating radiator.

Downstairs WC

With inset spotlights, fully tiled walls, tiled flooring, gas central heating radiator, low level WC and hand wash basin,

Living Room

13'06 x 14'73 (4.11m x 4.27m)

With a double glazed window to front elevation, inset spotlights and gas central heating radiator

Open Plan Kitchen/Dining & Living Area

30'53 x 14'74 max (9.14m x 4.27m max)

With a double glazed bi-folding window to rear elevation overlooking the garden, tiled flooring, inset spotlights, gas central heating radiator, fitted with wall and base units in high gloss with Quartz worktops, inset sink and mixer taps, integrated 'Neff' appliances, breakfast area and bi-folding doors leading out to the garden.

Utility Room

8'41 x 5'05 (2.44m x 1.65m)

With a double glazed window to side elevation, tiled flooring, combi boiler, worktop, with space for a washing machine and tumble dryer.

First Floor Landing

With a double glazed window to front elevation, inset spotlights, gas central heating radiator, leading off to Master bedroom, bedrooms two and three and stairs ascending to the second floor,

Master Bedroom

23'25 x 15'08 max (7.01m x 4.78m max)

With double glazed windows to the side and rear elevation, inset spotlights, gas central heating radiator and French doors overlooking the garden,

En-Suite

7'05 x 7'98 (2.26m x 2.13m)

With a double glazed window to side elevation, tiled flooring, inset spotlights and gas central heating radiator, fitted with a three piece suite in white,

Bedroom Two

13'25 x 15'12 max (3.96m x 4.57m max)

With a double glazed window to front elevation, inset spotlights and gas central heating radiator.

En-Suite

9'08 x 3'13 (2.95m x 0.91m)

With a double glazed window to side elevation, inset spotlights and gas central heating radiator. fitted low level WC, hand wash basin and walk in shower unit,

Bedroom Three

8'39 x 15'93 max (2.44m x 4.57m max)

With a double glazed window to front elevation, inset spotlights and gas central heating radiator.

En-Suite

7'24 x 6'27 (2.13m x 1.83m)

With inset spotlights and gas central heating radiator. fitted low level WC, hand wash basin and walk in shower unit,

Second Floor Landing

With velux window, inset spotlights and gas central heating radiator. Leading off to Bedrooms Four & Five, family bathroom and separate WC.

Bedroom Four

13'14 x 18'88 (3.96m x 5.49m)

With two Velux windows to rear elevation, inset spotlights and gas central heating radiator

Bedroom Five

8'45 x 19'46 (2.44m x 5.79m)

With two Velux windows to rear elevation, inset spotlights and gas central heating radiator

Bathroom

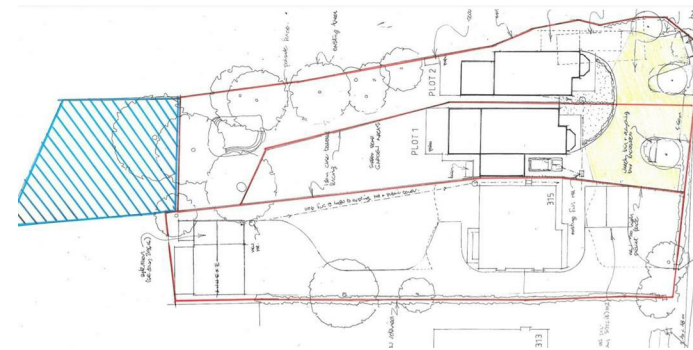
With velux window to rear elevation, tiled flooring, inset spotlights, gas central heating radiator, fitted with a modern three piece bathroom suite in white.

Storage Cupboard

storage cupboard with light and electric.

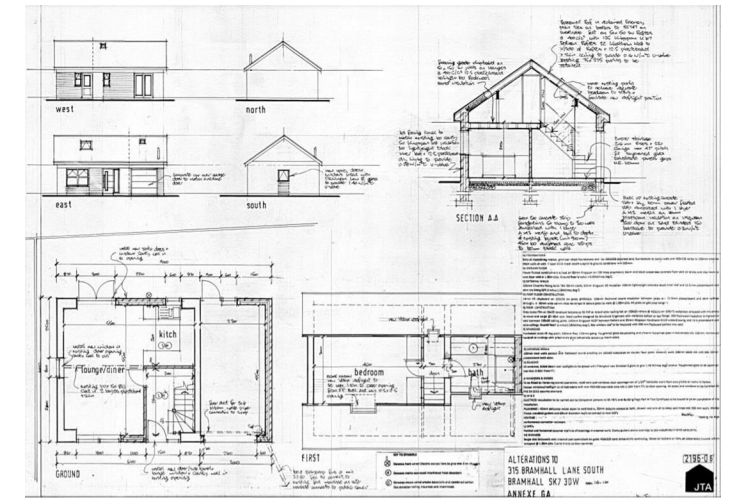
Rear Garden

Large rear garden with patio area leading off to an expanse of lawn bordered with a variety of mature trees and shrubs. At the bottom of the garden there is an outbuilding which has planning permission for conversion for a two storey annex.



Annex; Householder Planning Application Number DC/

The property comes with the added benefit of having planning permission to convert an outbuilding to the rear into a two storey, annex, which comprises of open plan kitchen dining and living area with french doors leading to patio area and garage. To the first floor there is a double bedroom and a good size bathroom.



Front External

Enclosed with mature shrubs and hedging, with gated access to a driveway which provides parking for several vehicles.

