



Handley Road | Bramhall | SK7 3EY

EDWARD  
**mellor**



## Features

- Four double bedrooms.
- Three reception rooms.
- Spacious driveway & useful garage.
- Superb open aspect kitchen-diner.
- Bathroom, En-suite shower & downstairs WC.

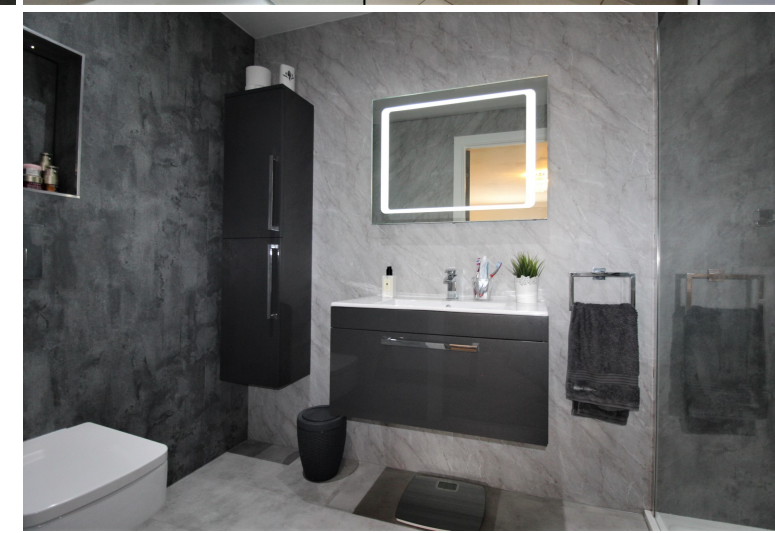
An immaculately presented and truly spacious FOUR double bedroom, three reception detached home situated within a short distance to the picturesque Bramhall Park, Ladybrook Valley and Nevill Road Primary School. Built in 2000, this modern home has

been recently modernised and is considered perfect for family life. An internal inspection will reveal: A welcoming entrance hall with grand staircase & useful under-stairs WC. There are three generous reception rooms including a spacious living room with feature fireplace,

separate lounge & sitting room (currently used as a home gym). There is a useful utility area & a superb, open-aspect kitchen-diner complete with vaulted ceiling, skylights, hi-spec units, matching island & integrated appliances.



The first floor offers a gallery landing, a luxurious master bedroom with fitted wardrobes & en-suite shower room. Additionally there are three other double bedrooms & a fully tiled, four piece family bathroom with large bath & walk in shower enclosure. At the front is a gated, resin driveway providing off road parking for multiple vehicles & access to the garage. The resin continues to the rear where you will find a beautifully maintained, fully enclosed garden with composite decking, artificial lawn & mature borders. Viewings come highly recommended. Register your interest now.



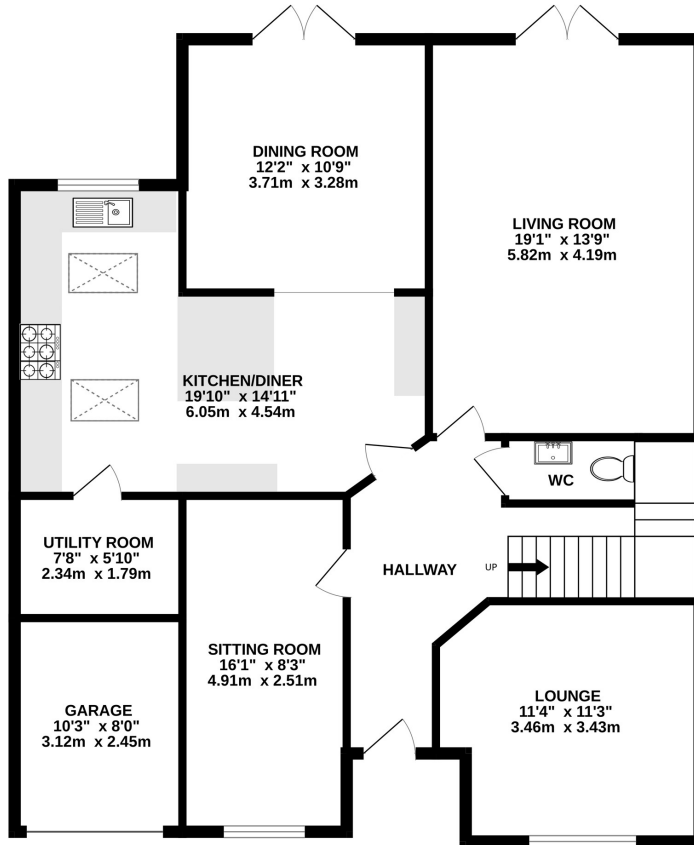
Directions from Edward Mellor, Hazel Grove : Turn left onto the A6 and left at the 2nd set of major lights into Bramhall Moor Lane. Continue to the 2nd roundabout and turn right onto Bridge Lane. At the main roundabout take the 2nd exit onto Bramhall Lane South and continue for approximately a quarter of a mile turning left into Handley Road where the property will be found on the right hand side.



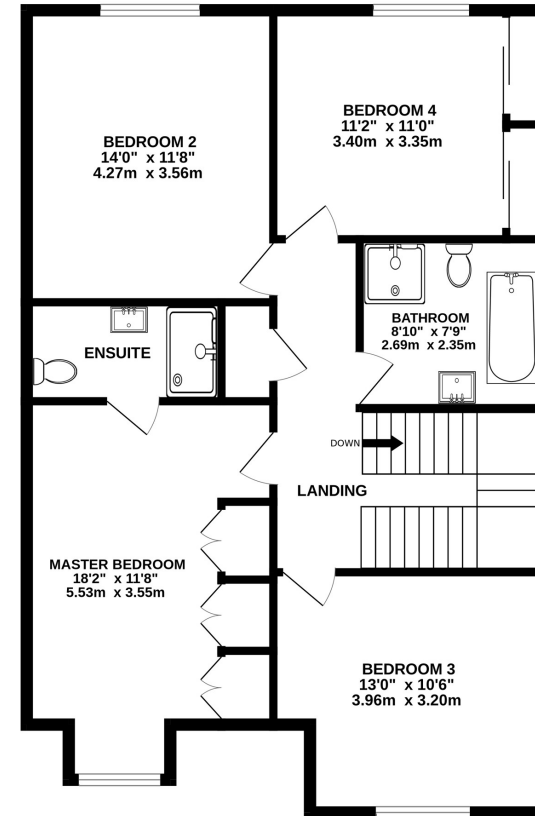
# FLOOR LAYOUT

Not to Scale - For Identification Purposes Only

GROUND FLOOR



1ST FLOOR



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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## Important Information

- Council Tax Band: F
- Tenure:Freehold

## EPC Rating

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