



3 Bedroom family home with development potential

16 Bramley Close, Wilmslow, Cheshire, SK9 6EP

Leasehold



South Wilmslow location • Three bedrooms • 23' 11" Living room • Modern family bathroom with separate bath and shower • Summerhouse • Block paved driveway • Garage • Scope for further extension

Local information

Set within walking distance of rolling fields and countryside walks, the property is perfectly located for access to nature, yet still only 1.6 miles from the amenities of both Wilmslow town centre and Alderley Edge village.

The area offers excellent choices of schooling with highly regarded local state schools and a wide choice of private schools. Lindow Community Primary School is 0.7 miles (2018 Ofsted rated Good), Ashdene Primary School is 1 mile (2019 Ofsted rated Outstanding), Wilmslow Preparatory School is 1.7 miles and Wilmslow High School is 1.7 miles.

The property is well placed for easy access to the M56 and A34 for commuters to Manchester and the North West commercial centres. Manchester Airport lies 6.5 miles away. Wilmslow train station is 1.9 miles away and offers a 1 hour 51 minute service to London Euston, a 19 minute service to Manchester Piccadilly and a 10-minute service to Manchester International Airport.

About this property

Offering prime positioning in South Wilmslow, this three bedroom semi-detached family home is set within a quiet cul de sac whilst still being easily accessible to Wilmslow and Alderley Edge. Extending to over 1170 sq ft in total, the property has further development potential, subject to necessary consents.

Approached via a block paved driveway, there is ample car parking, a lawned area with

manicured borders, access to the single garage and a gate to the rear. Entered via a UPVC door, the space opens into a bright and welcoming hallway. On the right, double doors open into a stunning double-aspect 23'11" living room with a bay window to the front and sliding doors to the rear offering tremendous levels of light. A gas fireplace provides a central focus and the versatile space includes a dining area. The 16'5" dining kitchen features modern cream shaker style units with contemporary brushed chrome handles and light quartz work surfaces. There is a breakfast bar ideal for informal dining and the comprehensive range of integrated appliances include an oven, microwave, gas hob with extractor over and a dishwasher. Two windows frame the stunning gardens beyond, only adding to the feeling of light and space which runs throughout this family home.

To the first floor there are three bedrooms, two benefiting from fitted wardrobes and a fully tiled family bathroom with white sanitary ware and bath with separate shower.

Externally, the rear gardens are mainly laid to lawn with fencing and established leylandii and laurel hedging providing privacy. The well-stocked borders include a delightful acer and the Indian stone patio is perfect for relaxing and entertaining. The 11'11" wooden summerhouse could be utilised as a playroom, home office or gym.

Tenure

Leasehold





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Gross internal area (approx) 925 sq ft / 85.9 sq m

Outbuildings Garage 155 sq ft/14.4 sq m. Summerhouse 92 sq ft/8.6 sq m

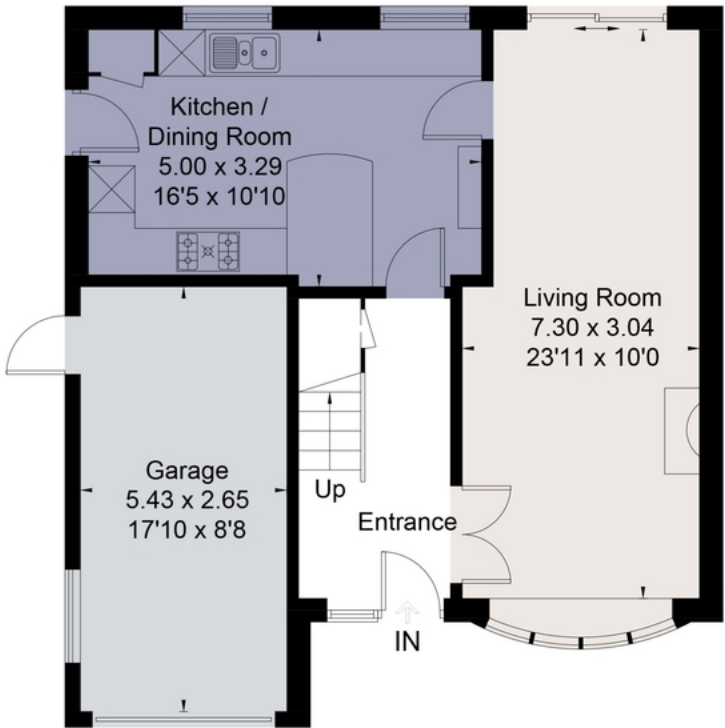
Total 1172 sq ft/85.9 sq m (including limited use area 20 sq ft/1.9 sq m)



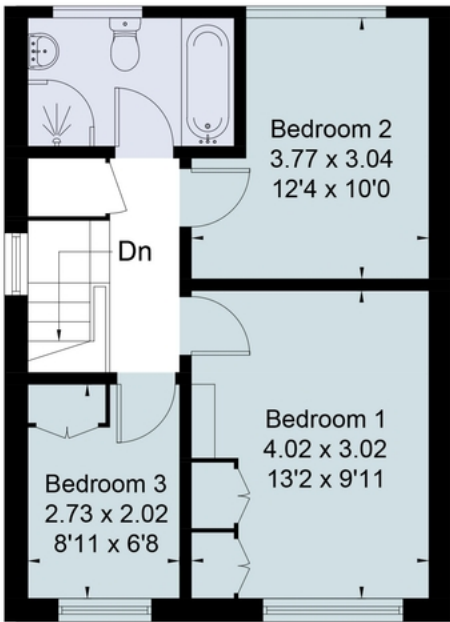
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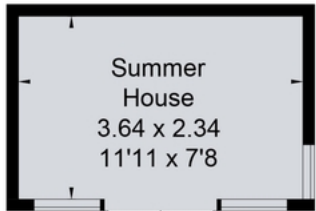
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Ground Floor



First Floor



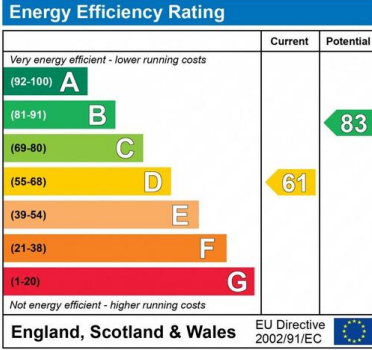
(Not Shown In Actual
Location / Orientation)

For identification only. Not to scale.
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Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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[] = Reduced head height below 1.5m



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