



**jordan fishwick**

34 DAIRYGROUND ROAD BRAMHALL SK7 2HW  
Guide Price £495,000

## 34 DAIRYGROUND ROAD BRAMHALL SK7 2HW

A deceptively spacious four bedroom detached property positioned on a corner plot which offers an opportunity subject to planning and building regulations to extend further. This property occupies a plot towards the Bramhall Village end of the road and for that reason could be considered the perfect spot for families. Offering easy access to Bramhall High School, Pownall Green Primary School (Outstanding) and Ladybrook Primary School (Outstanding) and is close to Bramhall Village and transport links. The property in brief comprises a porch, large entrance hallway, downstairs W.C, kitchen, large living room with views to the rear garden and sliding patio doors to the patio and lawned garden. There is a separate dining room and access to the integral double garage. To the first floor are four bedrooms and a family bathroom. The rear garden is landscaped and enclosed and has two storage areas forming part of the double garage which offer additional storage. To the front of the property there is a driveway for a number of vehicles and access to the large double garage.

### Porch

UPVC double glazed entrance door leading to the porch. Internal glazed door leading to the internal entrance hallway.

### Entrance Hallway

Access to the ground floor accommodation. Staircase with balustrade leading to the first floor. Understairs storage cupboard. Airing cupboard providing additional storage and housing the wall mounted gas boiler. Wall mounted radiator.

### Downstairs W.C

Fitted with a two-piece white suite comprising a low-level WC and wall mounted wash hand basin with tiled splashback. Wall mounted radiator. UPVC double glazed window to the front aspect.

### Kitchen

12'3 x 9'9

The kitchen is fitted with a range of white wall, base and drawer units with complimentary rolltop worksurfaces and under unit display lighting. Incorporated within the worksurface is a sink bowl and drainer unit. There is space for a range oven. Space for a dishwasher and space for fridge freezer. Wall mounted radiator. Double glazed window to the front aspect. Internal glazed door leading to the inner hallway.

### Inner Hallway

Access to the double garage. Recess providing space for a washing machine and tumble dryer. UPVC double glazed external door leading to the rear garden. Additional UPVC double glazed door leading to the front aspect and driveway.

### Dining room

12'3 x 9'8

UPVC double glazed window to the side aspect. Wall mounted radiator.

### Living Room

20'9 x 12'8

Two UPVC double glazed windows to the rear aspect. Sliding patio doors leading to the rear garden and patio. Exposed traditional wooden floorboards throughout. TV point. Wall mounted radiator.

### Landing

Access to the first floor accommodation.

### Bedroom One

15'8 x 11'3

UPVC double glazed window to the front aspect. Wall mounted radiator. Fitted wardrobes providing storage and hanging space.

### Bedroom Two

16'2 x 11'3

A further large double bedroom with UPVC double glazed window to the rear aspect. Wall mounted radiator. Laminate wood effect flooring.

### Bedroom Three

12'8 x 9'5

A further double bedroom with UPVC double glazed window to the front aspect. Wall mounted radiator. Laminate wood effect flooring.

### Bedroom Four

9'5 max narrowing to 6'9 x 9'7

UPVC double glazed window to the rear aspect. Wall mounted radiator.

### Bathroom

Fitted with a three-piece white suite, comprising a low-level WC, pedestal wash hand basin and panelled bath with shower over and concertina shower screen. Two double glazed windows to the side aspect. Part tiled to the walls. Wall mounted radiator.

### Garage

Open over garage door. Lighting.

### Outside

To the front of the property there is a paved driveway providing off-road parking for a number of vehicles whilst providing access to the double garage. Side access gate leading to the rear garden. The garden to the rear is laid mainly to lawn with mature borders. The garden is enclosed to the perimeter and has a large paved patio area. Two external storage rooms attached to the double garage.



Measurements are approximate. Not to scale. Illustrative purposes only. Made with Metropix ©2023

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		67	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	