



75 Thornway, Bramhall, Stockport, SK7 2AH

Price Guide £570,000

- Spacious Four Bedroom Detached
- Large Garage and Off Road Parking
- Southerly Facing Enclosed Rear Garden
- NO VENDOR CHAIN



# 75 Thornway, Stockport SK7 2AH

Joules are delighted to bring to the market this extended family sized detached property with a Southerly facing family sized garden and NO VENDOR CHAIN.

Situated in a popular location between Cheadle Hulme and Bramhall villages with all their amenities including the Railway stations, also within the catchment areas of Hursthead Primary and Cheadle Hulme High Schools.

The property benefits from double glazing (some windows are newly fitted) and gas central heating, but does require some updating.

Briefly comprising: Entrance porch, hallway, lounge, spacious sitting/dining kitchen, utility/shower room and cloakroom. Venturing upstairs on the first floor you will find a large master bedroom with ensuite, two further double bedrooms and a single bedroom. There is a bathroom with separate WC.

Outside to the front is a large open plan garden with block paved driveway providing ample off-road parking and an integrated garage. To the rear is a large southerly facing enclosed garden.



Council Tax Band: D





## PORCH

Double glazed windows and door, tiled floor, double glazed door with side panels to hallway.

## HALLWAY

Spacious hallway. Doors to lounge and dining kitchen. Central heating radiator, stairs to first floor with handy under stairs storage.

## LOUNGE

12'9" x 12'0"

Double glazed window to the front elevation, central heating radiator, feature fireplace housing coal effect gas fire, semi glazed door to dining kitchen.

## SITTING/DINING KITCHEN

19'7" x 15'1"

Maximum measurements.

'L' shaped room. 19'8" to 9'5" x 15'1" to 9'0"

Open plan room

Dining/Sitting area with double glazed patio doors overlooking the rear garden, two further double glazed windows, central heating radiator, wall mounted gas fire (disconnected). Open to kitchen.

Kitchen area with a range of modern units comprising: Bowl and a half single drainer stainless steel sink unit with mixer tap and cupboard below, further base, drawer and eye level units. Fitted John Lewis hob with Bosh electric oven below. Plumbed and access for a dishwasher. Recess for a fridge/freezer. Work surfaces with tiled splash backs. Double glazed window overlooking the rear garden, doors to utility/shower room and hallway.

## UTILITY /SHOWER ROOM

8'2" x 6'9"

Plus door recess

Single drainer stainless steel sink unit with cupboards below. Wall mounted Worcester combi boiler. Double glazed window to the side elevation. Recently fitted walk-in shower housing Triton shower. Doors to cloakroom and double glazed door giving access to the rear garden.

## CLOAKROOM

Two piece suite comprising: low level WC and wash hand basin, double glazed window with obscure glass to the rear elevation. Fully tiled walls.

## FIRST FLOOR

### STAIRS and LANDING

Turned staircase, door to all bedrooms and bathroom. Loft access hatch.

## BEDROOM ONE

17'1" x 8'7"

Spacious room, double glazed windows to the front and side elevations, central heating radiator, door to en-suite.

## ENSUITE

Three piece suite comprising: vanity wash hand basin with cupboard below, corner shower cubicle housing Triton shower, low level WC. Central heating radiator, majority tiled walls, double glazed window with obscure glass to the rear elevation.

## BEDROOM TWO

12'2" x 12'0"

Double glazed window to the front elevation, range of built-in bedroom furniture, central heating radiator

## BEDROOM THREE

10'7" x 9'3"

Measurements plus robes

Double glazed window overlooking the rear garden, central heating radiator, range of fitted bedroom furniture.

## BEDROOM FOUR

7'6" x 7'3"

Double glazed window to the front elevation, central heating radiator, large built-in bulkhead wardrobe.

## BATHROOM

Two piece bathroom suite comprising: Panelled bath with Aqualisa shower over and shower screen, pedestal wash hand basin, double glazed window with obscure glass to the rear elevation, partly tiled walls, central heating radiator.

## SEPARATE WC

Low level WC, partly tiled walls, double glazed window with obscure glass to the rear elevation.

## OUTSIDE

### FRONT GARDEN

Good sized open plan front garden with block paved driveway providing off road parking for several vehicles. Paved area with central flower bed. Paths around both sides of the property.

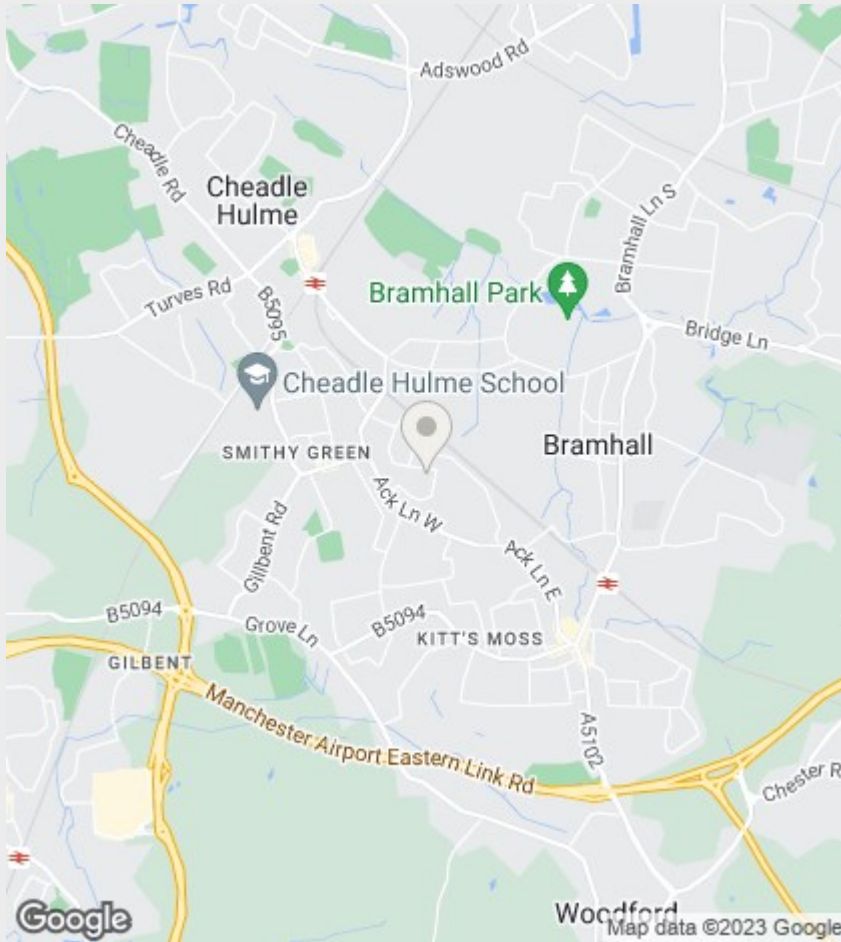
## GARAGE

16'9" x 8'2"

Remote controlled up and over door, double glazed window with obscure glass to the side elevation, power and light.

## REAR GARDEN

Large enclosed Southerly facing garden, pleasantly presented with shaped lawn, paved patio area abutting the property with slate water feature, paths to the bottom of the garden, slate topped flower beds with plants and shrubs, fenced and ornament wall boundaries, beech hedging, outside tap. Timber shed to side elevation, gate and fencing to front garden



## Directions

## Viewings

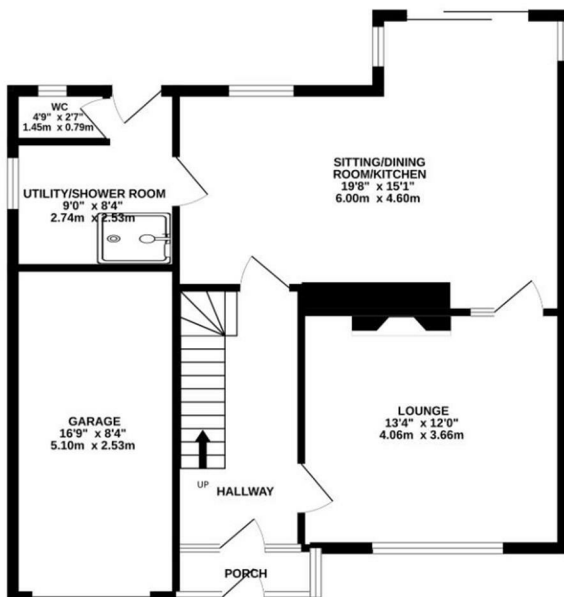
Viewings by arrangement only. Call 0161 432 0432 to make an appointment.

## EPC Rating:

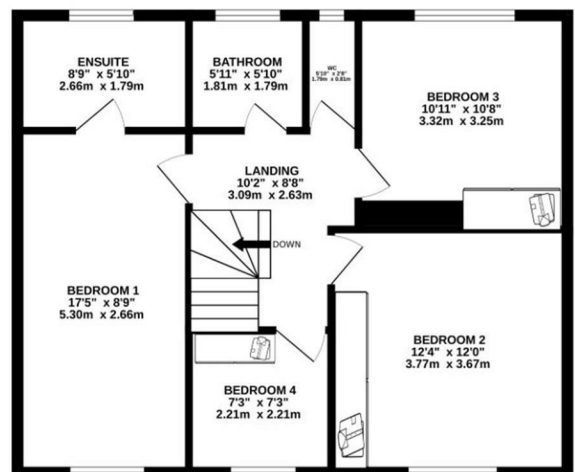
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>	<b>71</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

GROUND FLOOR  
711 sq.ft. (66.0 sq.m.) approx.



1ST FLOOR  
644 sq.ft. (59.8 sq.m.) approx.



TOTAL FLOOR AREA : 1355 sq.ft. (125.9 sq.m.) approx.

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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