



Redford Drive | Bramhall | SK7 3PG

EDWARD  
mellor





## Features

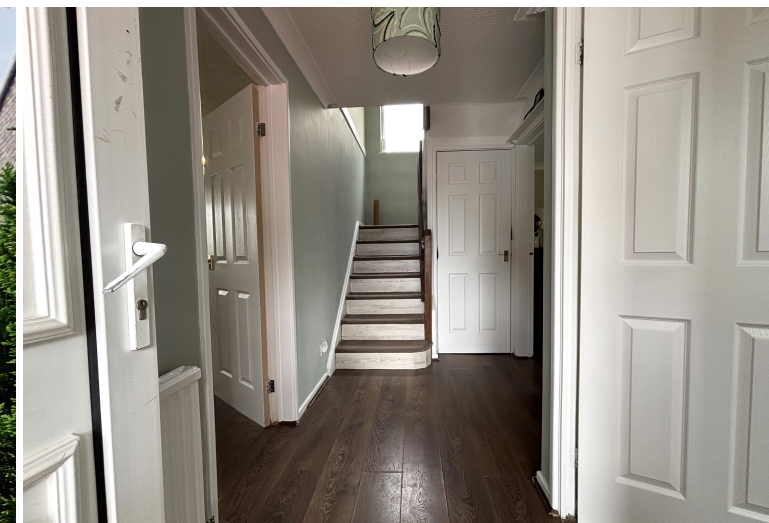
- Family Size 4 Bedroom Detached
- Commanding Corner Plot Approx 0.12 Acres
- 2 Reception Rooms
- En Suite Master Bedroom
- Ample Parking & Detached Garage

Situated on the highly sought after New House Farm Development in Bramhall and enjoying a fabulous size corner plot of approx 0.12 acres, this impressive 4 bedroom, 2 bathroom detached is ideal for a growing family. The property offers well presented accommodation over 2 floors and

features 2 formal reception rooms, 4 well proportioned bedrooms, including en suite to the master bedroom and an abundance of off road parking with a double width driveway and additional driveway to the rear leading to a detached garage. Its commanding corner plot also features well tended

lawned gardens to 3 elevations and in particular offers a large lawned garden to the rear which is perfect for recreational use or outdoor entertaining. Viewing highly recommended.





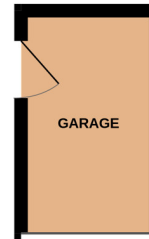
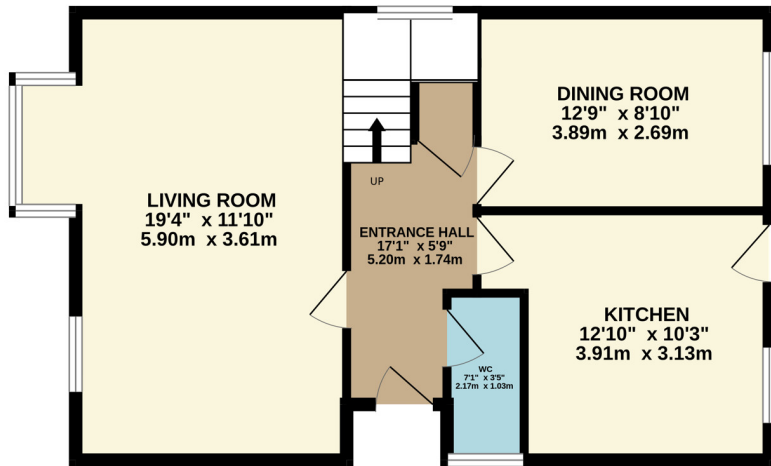
Redford Drive is perfectly located close to local shopping facilities and is within the catchment area for excellent schools. The development is particularly popular with families and also offers pleasant walks to Happy Valley and even has its own picturesque fishing lake. A part exchange in a similar location is also being considered by our current owners. The accommodation on offer briefly comprises : Welcoming entrance hall with winding stairs to the first floor, useful downstairs WC, expansive front living room providing ample room for seating, separate formal dining room and a fitted kitchen. To the first floor, a landing leads to 4 good size bedrooms with en suite shower room to the master bedroom and a separate 3 piece family bathroom suite.



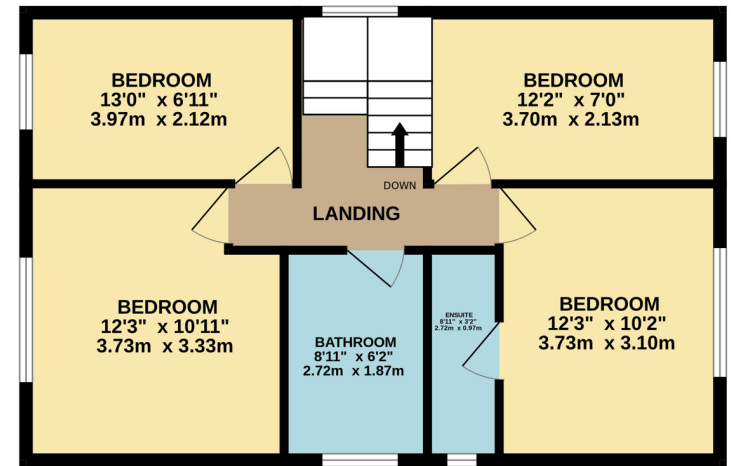
# FLOOR LAYOUT

Not to Scale - For Identification Purposes Only

GROUND FLOOR  
653 sq.ft. (60.7 sq.m.) approx.



1ST FLOOR  
592 sq.ft. (55.0 sq.m.) approx.



TOTAL FLOOR AREA : 1245 sq.ft. (115.7 sq.m.) approx.

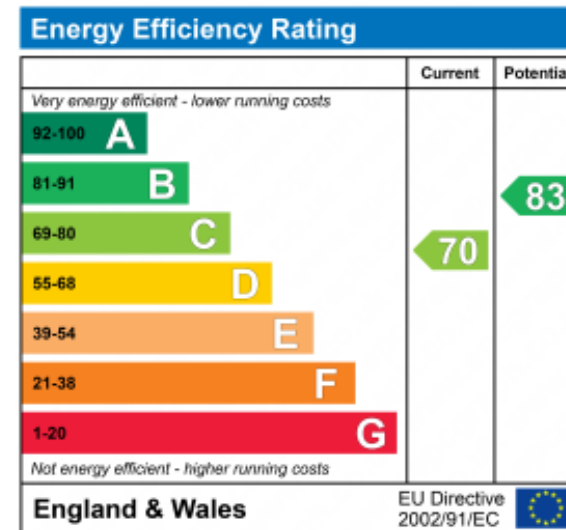
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## Important Information

- Council Tax Band: D
- Tenure: Freehold

## EPC Rating



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