



jordanfishwick

9 BOWEN CLOSE BRAMHALL SK7 1NJ
Guide Price £375,000

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Jordan Fishwick are pleased to offer to the market this three bedroom extended semi detached property within a cul-de-sac location in a popular and highly sought after location in Bramhall. The property in brief consists of a porch, entrance hallway, large living room and extended separate dining room with patio doors leading to the rear garden. There is a modern fitted kitchen with access to an internal hallway which provides access to a downstairs W.C and the integral garage. To the first floor there are three bedrooms and a modern fitted shower room. The property is UPVC double glazed and gas central heated. To the front of the property there is a blocked paved driveway providing off-road parking for a number of vehicles and a well maintained and landscaped front garden with raised borders. To the rear of the property the garden is enclosed being well stocked with mature shrubs. The garden is laid to lawn with a patio area.

Porch
UPVC double glazed door leading to the porch. UPVC double glazed windows. Ceramic tiled flooring. Two wall light points. Traditional glazed entrance door leading to the internal entrance hallway.

Entrance Hallway
Access to the living room, kitchen, understairs storage cupboard and staircase with spindled balustrade leading to the first floor accommodation. Wall mounted double panelled radiator. Dado rail.

Living room
18' x 11¼'
UPVC double glazed bay window to the front aspect. Wall mounted double panelled radiator. Feature electric fireplace with traditional granite surround and hearth. Decorative ceiling cornice. Double internal glazed doors leading to the dining room.

Dining room
16' x 9'
An extended room with UPVC double glazed French doors leading to the rear garden and patio. Dado rail. Double wall mounted panelled radiator. Two wall light points.

Kitchen
13' x 9'
The kitchen is fitted with a modern range of wall, base and drawer units with complementary roll top worksurfaces. Incorporated within the worksurface is a 'Franke' one and a half bowl stainless steel sink and drainer with tiled splashback. Incorporated within the worksurface is a 'Neff' electric hob with 'Neff' stainless steel extractor hood over. Integrated double oven and grill and space for a dishwasher and fridge freezer. UPVC double glazed window to the rear aspect providing views to the rear garden. Wall mounted double panelled radiator. Access to the internal hallway which leads to the integral garage and downstairs WC.

Rear Hallway
6'3 x 3'7
UPVC double glazed door leading to the rear garden. Internal doors leading to the downstairs WC and the integral garage. Tiled flooring throughout. Wall mounted double panelled radiator.

Downstairs W.C
6'3 x 3'6
Comprising a low-level W.C and wash hand basin within a vanity storage unit. Part tiled to the walls. Wall mounted mirror with display lighting. 'Worcester' gas boiler. Window to the rear aspect.

Integral Garage
1'8 x 8'5
A useful garage providing additional secure storage space. Up and over garage door. Space for further utilities and white goods. Plumbing for a washing machine.

Landing
Access to the first floor accommodation, which includes three bedrooms, a shower room and airing cupboard. The airing cupboard provides additional storage and shelving space and houses a hot water tank. Loft access. UPVC double glazed window to the side aspect.

Bedroom One
13' x 11'
Located to the front of the property. This generously proportioned double bedroom has a UPVC double glazed bay window. Wall mounted single panelled radiator. Fitted wardrobes providing storage and hanging space and a matching fitted vanity area with drawers and work surfaces.

Bedroom Two
12'2 x 9'8
Further double bedroom located to the rear of the property with UPVC double glazed window. Single panelled radiator. TV point. Fitted wardrobes providing additional storage and hanging space.

Bedroom Three
6' x 6'8
UPVC double glazed window to the front aspect. Wall mounted single panel radiator.

Shower Room
A modern fitted shower room which comprises a low-level WC, wash hand basin within vanity storage unit and a large walk-in shower enclosure with glazed shower screen and mains shower fittings. The shower room is fully tiled to the walls and tiled to the floor. UPVC double glazed windows to the rear aspect. Wall mounted heated towel rail.

Outside
To the front of the property there is a blocked paved driveway providing off road parking for several vehicles. The front garden is landscaped with raised borders and mature hedging. To the rear of the property the garden is enclosed with hedging and perimeter fencing and has a paved patio, lawned garden with mature borders and hard standing for a shed.

