



- Off Road Parking
- Conservatory
- Modern Semi - Detached Property
- Quiet Cul-de sac
- Downstairs W/C
- Cabin W/ Heating & Electric In Garden
- Three Bedrooms
- En-suite Bathroom

7 Braystones Close
Altrincham, WA15 7RB

{£285,000}

A beautifully presented, three bedroom semi detached property, located on this highly desirable modern development. This property is the ideal family home and is being sold on a 75% shared ownership basis. Ideally positioned for Timperley centre, the accommodation comprises of an entrance hall, downstairs WC, kitchen and a lounge with conservatory at the rear. To the first floor there are three good sized bedrooms and a bathroom, with an en-suite to the master bedroom. Externally there are gardens to the front and rear, along with off road parking, as well as a cabin in the garden that is fully insulated with electrics. Viewings are essential to appreciate this modern property.

Ground Floor

Entrance Hall

Kitchen 11' 1" x 8' 8" (3.38m x 2.64m)

Fitted with a range of wall and base units incorporating a sink and drainer, electric hob with extractor over, oven, spot lighting, radiator, seating area, window to front.

Downstairs W/C 5' 6" x 2' 9" (1.68m x 0.84m)

Low level WC, wash basin, radiator, window to side.

Lounge 14' 7" x 15' 6" (4.44m x 4.72m)

Window to the rear, french doors to the rear & storage cupboard.

Conservatory 9' 6" x 12' 5" (2.89m x 3.78m)

Windows throughout, french doors leading to garden.

Cabin in Garden

Fully insulated & electrics



First Floor

Family Bathroom 6' 2" x 6' 2" (1.88m x 1.88m)

Three piece suite, sink basin, toilet & bath with overhead shower, window to the rear.

Master bedroom 11' 1" x 9' 1" (3.38m x 2.77m)

Built in double door wardrobe, window to the rear, door leading to en-suite bathroom.

En-suite 6' 9" x 4' 5" (2.06m x 1.35m)

Three piece suite W/ sink basin, toilet & shower cubicle, radiator.

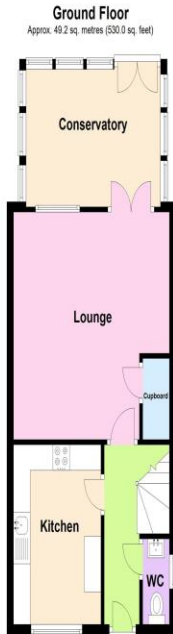
Bedroom 2 10' 3" x 8' 2" (3.12m x 2.49m)

Window to the rear.

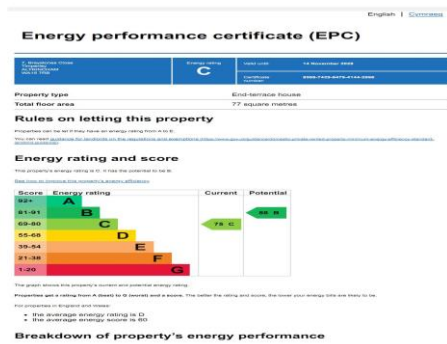
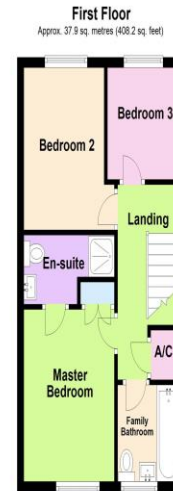
Bedroom 3 7' 2" x 7' 2" (2.18m x 2.18m)

Window & radiator to the rear.





Total area: approx. 87.2 sq. metres (938.2 sq. feet)



Tenure: We have been advised by the vendor that the property is tbc (please note that details of the tenure should be confirmed by any prospective purchasers solicitor).

Services: All main services are understood to be connected to the property. No services or appliances have been tested.

Agents Notes: We endeavor to make all our descriptions and dimensions as accurate as possible, however their accuracy is not guaranteed.

Property Misdescriptions Act 1991: These details do not form part of any contract. They have been produced in good faith and are intended to be a general guide to the property. None of the statements in this document are to be taken as fact and any intending purchasers are to satisfy themselves by inspections or otherwise as to the correctness of statements in these details. No person in the employment of this company has the authority to make or give any representation or warranty in relation to this property.

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Plumlife Move, Armit House, Monmouth Road, Cheadle Hulme, Stockport, SK8 7EF

Tel: 0161 486 7700 Fax: 0161 485 5858 Email: move@plumlifemove.co.uk

www.plumlifemove.co.uk