



## 3 Queensgate, Bramhall

£850,000 Freehold

LARGE PLOT • DETACHED BUNGALOW • BRAMHALL VILLAGE LOCATION • LARGE PRIVATE GARDENS • GARAGE • NO ONWARD CHAIN • TENURE - FREEHOLD • CTB - F / EPC RATING D



PLOT. PLOT. PLOT. This fabulous DETACHED bungalow sits on the sought-after Queensgate, in the HEART OF BRAMHALL VILLAGE, and only a short walk from all the shops, cafes and restaurants. Commanding a LARGE PLOT with HUGE POTENTIAL, it is offered for sale with NO ONWARD CHAIN.

Council Tax band: F

Tenure: Freehold



Sat back from the road behind a generous front lawn, with a driveway providing ample off-road parking that in turn leads up to the single garage. The front is enclosed by well-established hedging and borders alongside wooden fencing. Access can be found down both sides of the bungalow to the gardens at the rear. The garden is a substantial size, and benefits from excellent privacy courtesy of mature trees and hedging. There is a patio to the right hand side, this is generous in size and leads to the rear of the garage.

The bungalow itself is a light and spacious home with versatile layout that can easily be adapted to suit. There is plenty of scope for a variety of extensions and modifications, subject to planning consent, that would enhance the space.

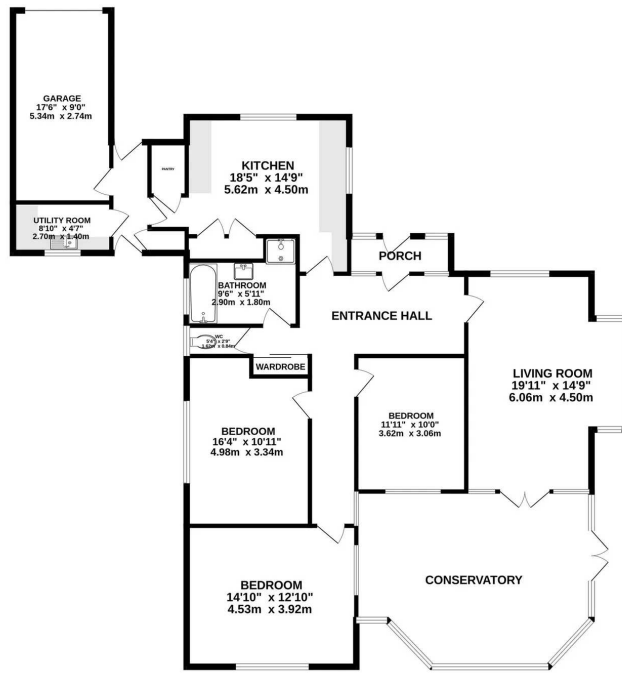


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GROUND FLOOR  
1843 sq.ft. (171.2 sq.m.) approx.



TOTAL FLOOR AREA: 1843 sq.ft. (171.2 sq.m.) approx.  
Whilst every effort has been made to ensure the accuracy of the floorplans contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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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