



103 Woodford Road, Bramhall

£1,150,000 Freehold

SUPERB DEVELOPMENT POTENTIAL - SUBJECT TO PLANNING • BEAUTIFUL EDWARDIAN DETACHED HOME • CHARACTER FEATURES THROUGHOUT • LARGE CORNER PLOT • SHORT WALK INTO BRAMHALL VILLAGE • CLOSE TO HIGHLY SOUGHT-AFTER SCHOOLS • TENURE - FREEHOLD • CTB G / EPC RATING E



A handsome detached home sitting on a large corner plot offering bags of potential! Boasting character features throughout, this home sits over four floors on a commanding plot that has the potential to develop (subject to planning permission). Only a short walk into Bramhall village, and in close proximity to highly sought-after schools this is a wonderful property, suited to potential developers and local families.

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E



Sitting on a substantial 'L' shaped plot with substantial gardens, there is a driveway to the rear of the house providing ample off-road parking. The principle garden that sits directly off the rear of the house is laid to lawn with a large decked area, and well-kept flowerbeds. The secondary part of the garden runs width-ways from the foot of the main garden is currently a large space laid to astro-turf, with the off-road parking sitting alongside. This area is where, subject to planning, there is the potential to construct a second dwelling. If property development is not your thing, then the space makes for a wonderful garden, one of the largest in the area. There is another substantial garden to the front of the house, providing a screen from the road and allowing a good level of privacy.

The house itself is equally impressive, with beautiful period features throughout, including stained-glass windows, large room proportions and high ceilings. Arranged over four floors there is over 2,500 sq ft of accommodation on offer.



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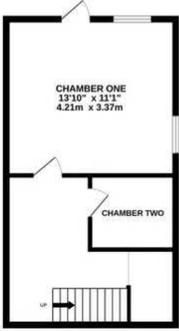
Tenure: Freehold

EPC Energy Efficiency Rating: E

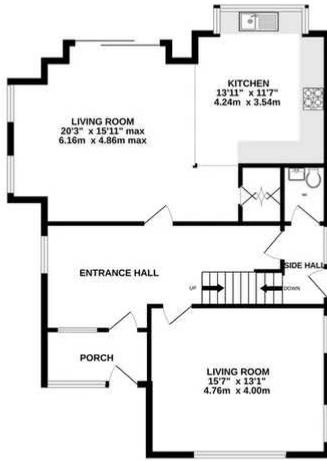
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BASEMENT
402 sq.ft. (37.4 sq.m.) approx.



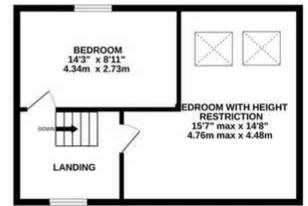
GROUND FLOOR
897 sq.ft. (83.4 sq.m.) approx.



1ST FLOOR
884 sq.ft. (82.1 sq.m.) approx.



2ND FLOOR
426 sq.ft. (39.5 sq.m.) approx.



TOTAL FLOOR AREA : 2619 sq.ft. (243.4 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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