



38 Lucerne Road, Bramhall

Freehold

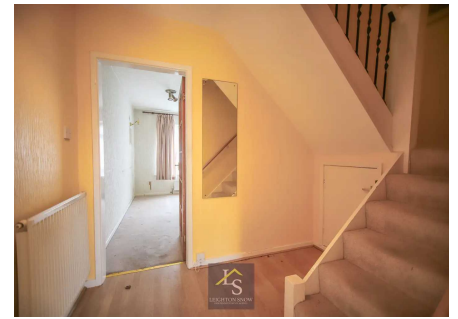
IN NEED OF FULL REFURBISHMENT • NO ONWARD CHAIN • THREE BEDROOMS • DRIVEWAY AND CAR PORCH •
GENEROUS GARDEN • CLOSE TO SOUGHT-AFTER SCHOOLS AND AMENITIES



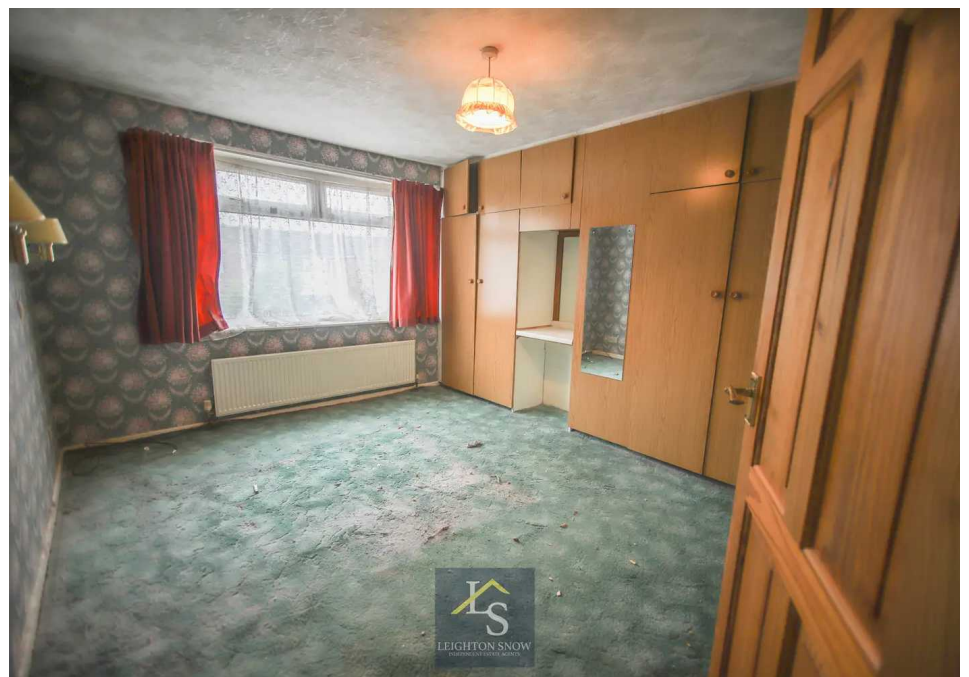
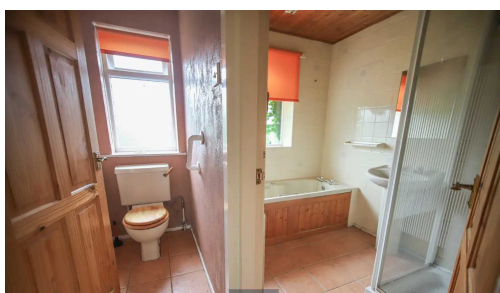
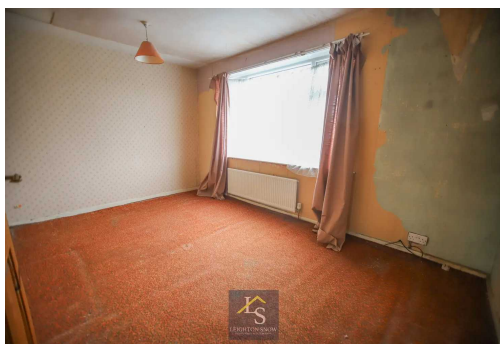
A superb three bedroom mid-terrace property in need of full refurbishment. With off-road parking and a large car-port, and offered for sale with no onward chain.

Council Tax band: E

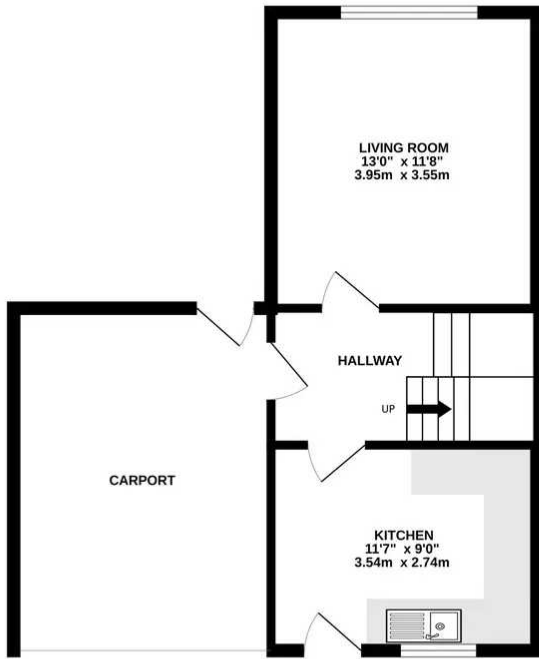
Tenure: Freehold



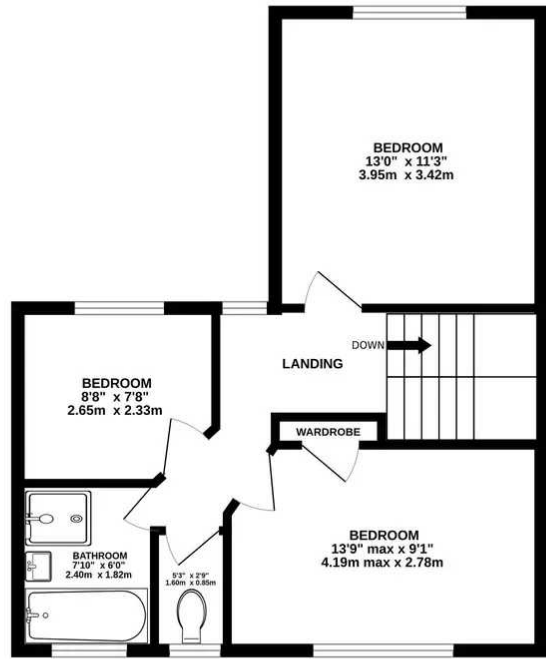
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GROUND FLOOR
492 sq.ft. (45.7 sq.m.) approx.



1ST FLOOR
492 sq.ft. (45.8 sq.m.) approx.



TOTAL FLOOR AREA : 985 sq.ft. (91.5 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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Set behind a manicured lawn and driveway, the property is entered into the secure car-porch via UPVC door that sits alongside an up and over garage door. Inside the car porch a door at the side of the property provides entry into the hallway with turning staircase and understairs storage cupboard. A large and light living room sits to the right of the hall, and a kitchen to the left. The kitchen provides access to the rear garden. To the first floor there are three well-proportioned bedrooms, two of which are doubles with fitted storage, and a large single. The landing is a generous space in itself with built-in bookshelf. The bathroom provides shower, bath and wash hand basin and sits next to a separate WC.

Externally the rear garden is enclosed by wooden fencing and laid primarily to lawn. Herbaceous borders offer a good level of privacy. This is a brilliant property providing a new owner the opportunity to put their own stamp on a property. Close to sought-after schools and convenient amenities, as well as handy transport links

