



1 Fir Avenue, Bramhall

£450,000 Freehold

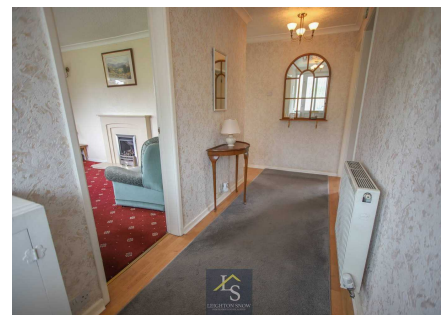
TWO BEDROOM DETACHED BUNGALOW • SOUTH FACING GARDEN • LARGE ELEVATED PLOT • WELL-PRESENTED THROUGHOUT • NO ONWARD CHAIN • CONSERVATORY WITH PANORAMIC VIEWS • INTEGRAL GARAGE



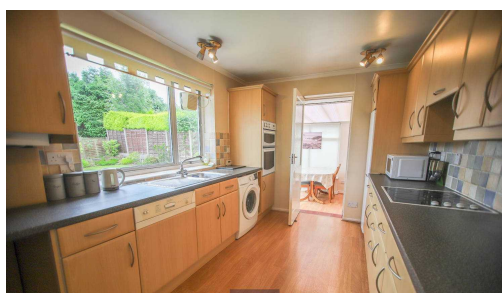
A wonderful two bedroom detached bungalow sitting on a fantastic elevated plot with generous south-facing garden at the rear. Close to superb transport links and local amenities this brilliant home is offered for sale with no onward chain.

Council Tax band: E

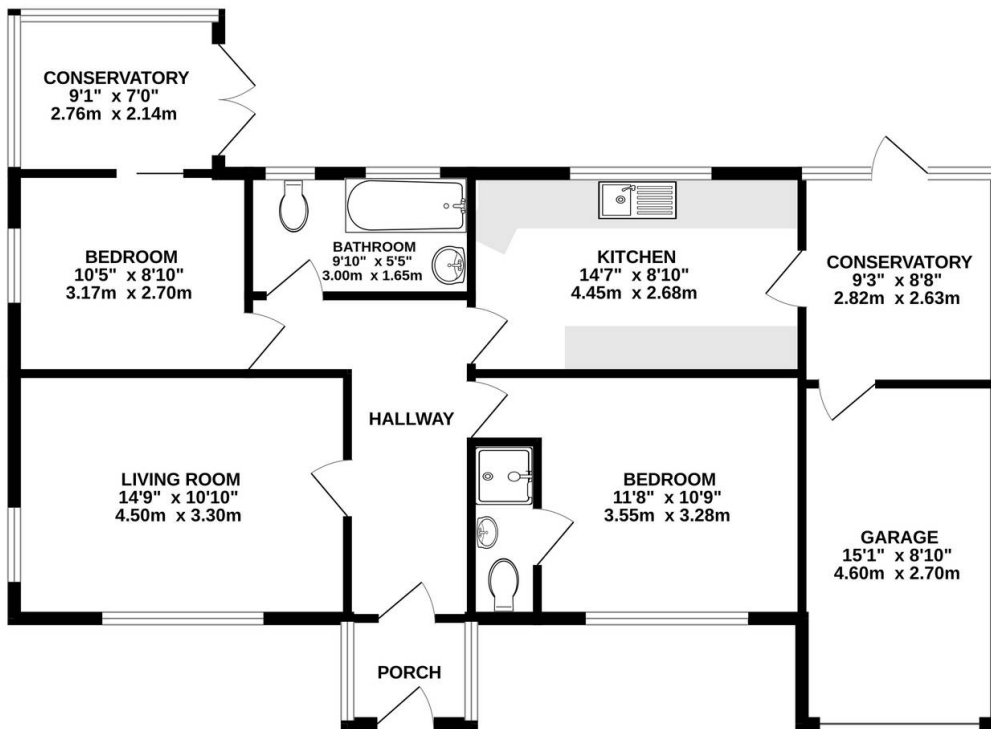
Tenure: Freehold



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GROUND FLOOR
987 sq.ft. (91.7 sq.m.) approx.



TOTAL FLOOR AREA: 987 sq.ft. (91.7 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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The property sits behind a generous driveway providing off-road parking. There is a lovely front lawn alongside the driveway and a curved path providing easy access up the drive and into the bungalow. An entrance porch leads into a welcoming entrance hall that provides access to all the rooms. There is a living room at the front with dual aspect windows making the most of the elevated position. The kitchen sits at the rear of the bungalow and leads into one of the two conservatory's that acts as a super dining room and provides access out to the garden. There is also access into the internal garage from the dining area. The two bedrooms are both doubles with the master sitting at the front and boasting an en-suite shower room and an array of fitted wardrobes. Bedroom two is at the rear and leads out to the second conservatory, which is a lovely space with views and access over the garden. There is a drop-down ladder in the hallway providing access into the fully boarded loft with skylight, lighting and power supply, providing a super additional space.

The rear garden benefits from a southerly facing position with a particularly private aspect benefitting from its elevated position and not being overlooked. There is a patio and a large lawn enclosed by fencing and mature hedging. Access can be found via wooden gates to both sides of the bungalow, particular note should be made of the right hand side where there is generous space. The lawn at the front provides a lovely decorative aspect and a curved pathway ensures an easy access on foot up to the front door.



