

46 Whitehaven Road, Bramhall

£495,000 Leasehold

NO ONWARD CHAIN • POPULAR LOCATION CLOSE TO SOUGHT-AFTER SCHOOLS • LARGE CORNER PLOT WITH SUPERB GARDENS • EXCELLENT POTENTIAL TO EXTEND subject to planning • SPACIOUS INTERNAL ACCOMODATION • IN NEED OF COSMETIC UPDATING



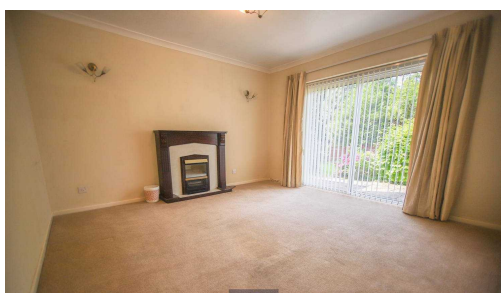
A superb and larger than average three bedroom semi-detached home sitting on a superb corner plot with gardens to two sides. This wonderful home boasts superb possibilities to renovate and extend, subject to planning, and is offered for sale with no onward chain.

Council Tax band: D

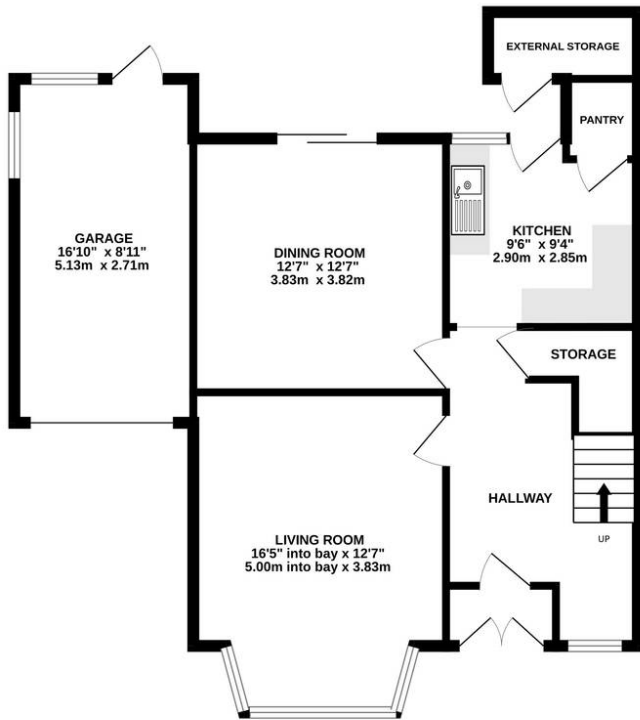
Tenure: Leasehold



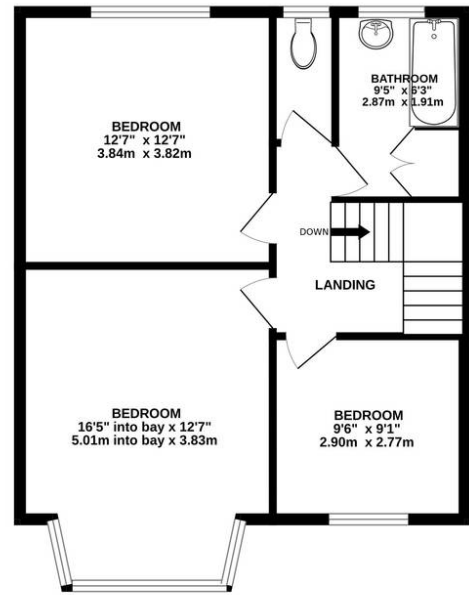
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GROUND FLOOR
769 sq.ft. (71.5 sq.m.) approx.



1ST FLOOR
583 sq.ft. (54.2 sq.m.) approx.



TOTAL FLOOR AREA : 1353 sq.ft. (125.7 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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Sitting at the foot of a cul-de-sac is this brilliant family home with garage. Having been loved by its current owners for over forty years the house is now in need of renovating to bring it up to a more modern specification. With spacious rooms and a large plot there are many options. The gardens are a stand-out feature, wrapping around the rear and left hand side of the property with herbaceous borders providing excellent privacy. Internally there is a porch that leads into a large entrance hall with understairs storage cupboard and turning staircase. Two reception rooms sit to the left of the hallway and provide generous spaces with a bay window to the front reception room and patio doors to the rear reception leading out to the garden. The kitchen also sits at the rear and provides further access to the garden and an external storage cupboard. To the first floor are three spacious and well-proportioned bedrooms, comprising of two large doubles and a generous single. There is a bathroom that sits adjacent to a separate WC.

Offered for sale with no onward chain, this is a true gem of a property ready for a new family to make it their own.



