



10 Dane Close, Bramhall

£225,000 Freehold

Two Bedroom End Terraced Home • Corner Plot • Ideal For First Time Buyers & Investors • Two Double Bedrooms
• Dual Aspect Living/ Dining Room • Tenure – Freehold • Council Tax Band – A / EPC Rating – C



Calling all first time buyers and investors, we are pleased to bring this charming two double bedroom, end terrace home offering a potential yield of just over 5%! The property presents a light and airy space and would make a lovely started home.

Council Tax band: A

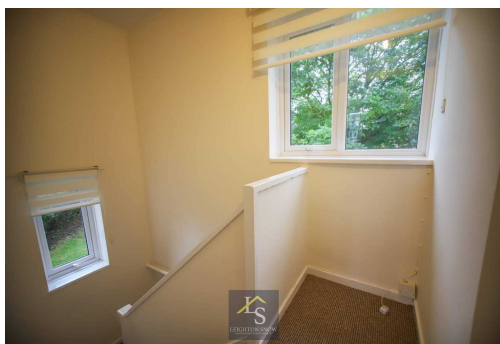
Tenure: Freehold

EPC Energy Efficiency Rating: C

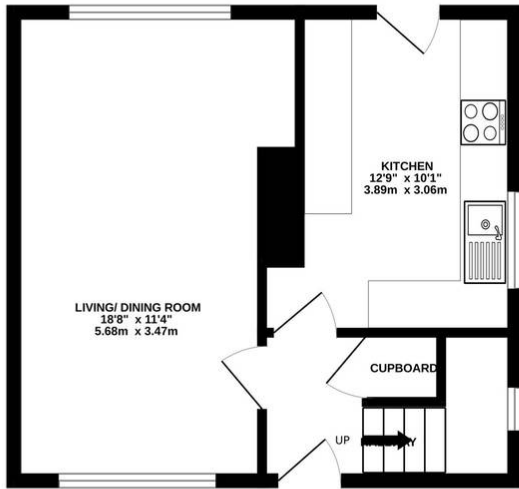
EPC Environmental Impact Rating: C



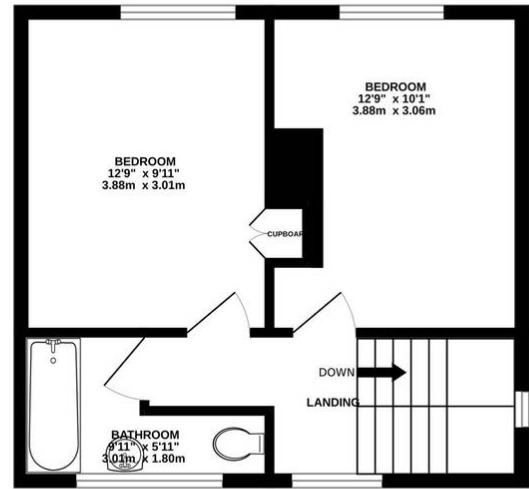
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GROUND FLOOR
365 sq.ft. (33.9 sq.m.) approx.



1ST FLOOR
364 sq.ft. (33.9 sq.m.) approx.



TOTAL FLOOR AREA: 729 sq.ft. (67.7 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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GARDEN TO SIDE AND REAR**DUAL ASPECT LIVING/ DINING ROOM**NO ONWARD CHAIN**CLOSE TO AMENITIES**TWO DOUBLE BEDROOMS*

Calling all first time buyers and investors, we are pleased to bring this charming two double bedroom end terrace home to the market with UPVC windows and doors. Having had newly laid carpets as well as a new boiler as of August 2024 the property has also been re-decorated throughout. Situated on a quiet cul-de-sac with nearby access to amenities and offering a potential yield of just over 5%. There are gardens to the side and rear elevation and the property presents a light and airy space, with the possibility to develop into a lovely starter home. Set back from the main road behind mature hedging which allow plenty of privacy, the property is entered upon the hallway with stairs leading to first floor and access to the two ground floor rooms. The dual aspect living/ dining room hosts an excellent space with views to the front and rear elevation, this sits alongside the kitchen which hosts a range of wall and base units with access to the rear garden. To the first floor, there are two double bedrooms, both of which are situated to the rear elevation and a three-piece bathroom suite comprising; panelled bath with a shower over, wash basin, and a low level WC. Externally, there is a garden to the front which wraps around to the side elevation presenting a lovely space, mainly laid to lawn and a separate garden to the rear which is paved.



