



100 Seal Road, Bramhall

£350,000 Freehold

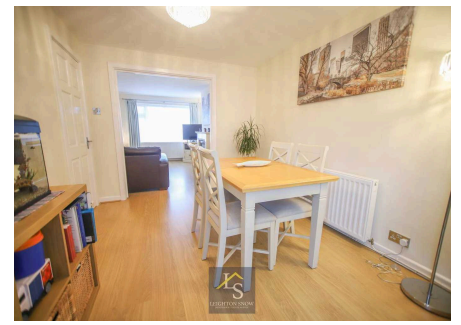
THREE BEDROOM SEMI-DETACHED HOME • BEAUTIFULLY PRESENTED THROUGHOUT • SOUTH FACING REAR GARDEN • OPEN-PLAN LAYOUT • MODERN SHOWER ROOM • CLOSE TO SOUGHT-AFTER SCHOOLS



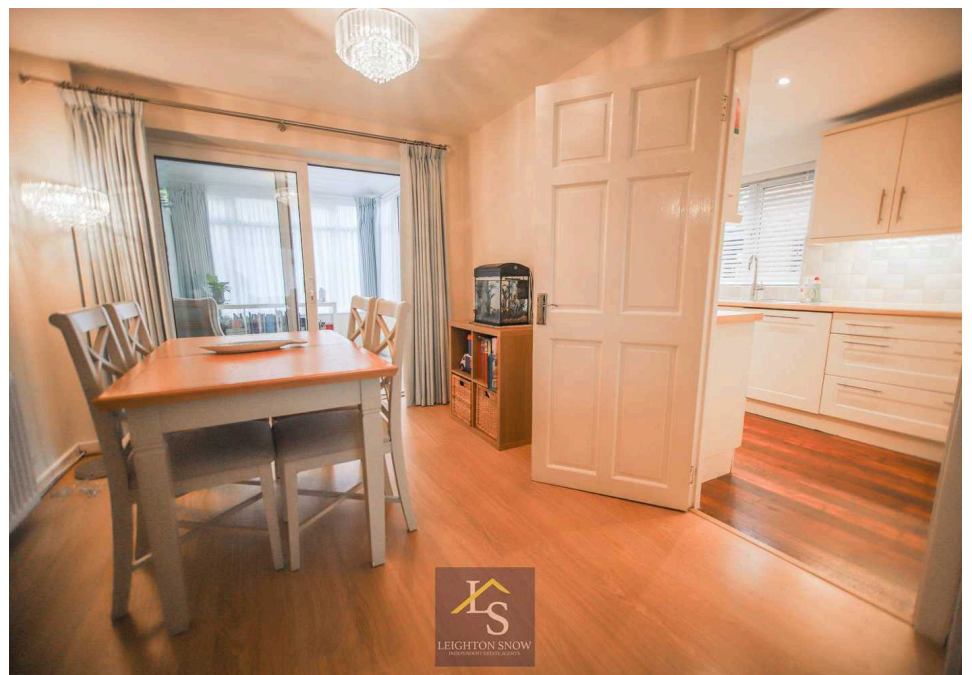
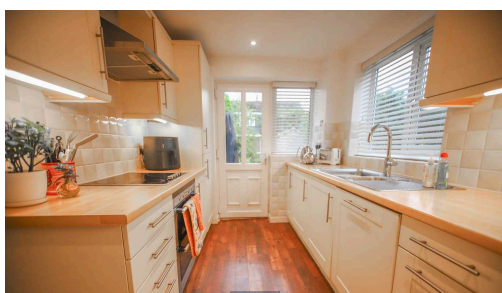
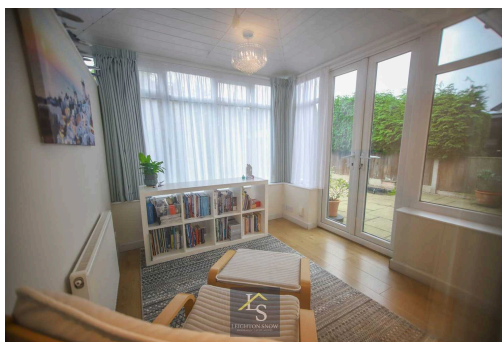
Council Tax band: C

Tenure: Freehold

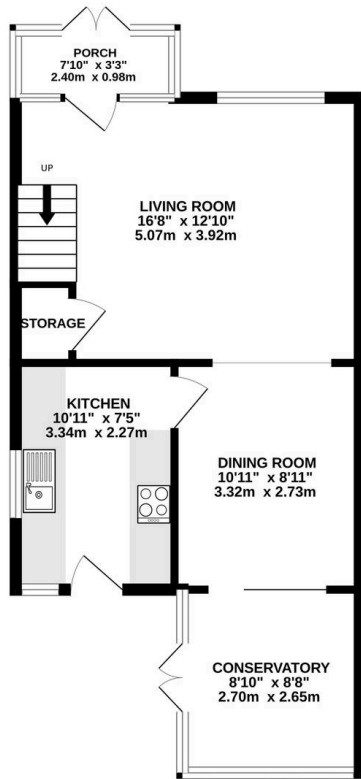
This wonderful home sits in a popular Bramhall location close to handy amenities and popular schools. Beautifully-presented throughout it is ready for a new owner to move straight into without the need for any renovations or works. The current owners have maintained the property to immaculate standards for over twenty years and the house is now ready for a new family to come in and make it their own.



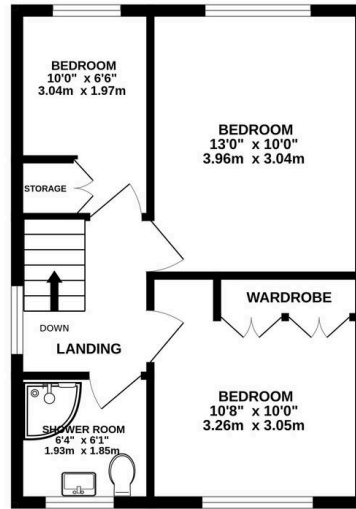
- › THREE BEDROOM SEMI-DETACHED HOME
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GROUND FLOOR
497 sq.ft. (46.2 sq.m.) approx.



1ST FLOOR
396 sq.ft. (36.8 sq.m.) approx.



TOTAL FLOOR AREA: 893 sq.ft. (83.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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.
Made with Metropix C1024

Positioned behind a driveway offering off-road parking the house is entered through a generous porch that allows handy space for coats and shoes. The porch gives access into the open-plan living room, this is a wonderful and bright space spanning the width of the house and boasting a contemporary remote-controlled electric fireplace. The living room opens into the dining room which sits adjacent to the modern kitchen with shaker-style cupboards and drawers. The kitchen boasts integrated appliances to include a NEFF fridge/freezer and washing machine that were both installed in 2022, a dishwasher that was installed in 2023 and a double oven and ceramic hob. A delightful conservatory sits off the dining room and boasts a 'CHRIS' insulated roof making it a year-round room benefitting from better insulation keeping it cool in the summer and warm in the winter.

The first floor offers three bedrooms comprising two doubles and a single, and a modern shower room. Two of the three bedrooms boast 'Sharps' fitted wardrobes and drawers with the furniture in the third bedroom incorporating a bed and a desk, making brilliant use of the space whilst providing an abundance of storage. The loft offers more storage options with it being fully boarded and insulated and is accessed from a hatch on the landing. The shower room completes the accommodation and is a modern suite with corner shower and a sink and WC set within an oak-effect vanity.

Externally the rear garden is a well-appointed space with an Indian-stone patio leading to a charming lawn enclosed by wooden fencing and herbaceous borders. There is a small pond with water feature providing a lovely tranquil feel set within the patio. The garden is south-facing so is a real sun-trap. There is access down the side of the property to the driveway at the front.



