



## 52 Fir Road, Bramhall

Offers Over £650,000 Freehold

NEWLY REFURBISHED 3 BEDROOM DETACHED BUNGALOW • GENEROUS DRIVEWAY OFFERING OFF ROAD PARKING FOR MULTIPLE CARS • TWO EN-SUITES AND A FAMILY BATHROOM • SLEEK KITCHEN FITTED WITH MODERN APPLIANCES • THREE SPACIOUS DOUBLE BEDROOMS • BI-FOLD DOORS LEADING ONTO A PRIVATE, WELL MAINTAINED GARDEN • TURN KEY CONDITION • CLOSE TO LOCAL AMENITIES



A modern and fantastically presented detached bungalow, benefitting from ample off road parking, a sizeable garden and an open-plan kitchen diner. Following recent renovations and refurbishment, the property prides itself in offering a stunning and versatile space to suit a range of buyers. This wonderful property comes to the market ready for a new owner to move straight into with no work necessary.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

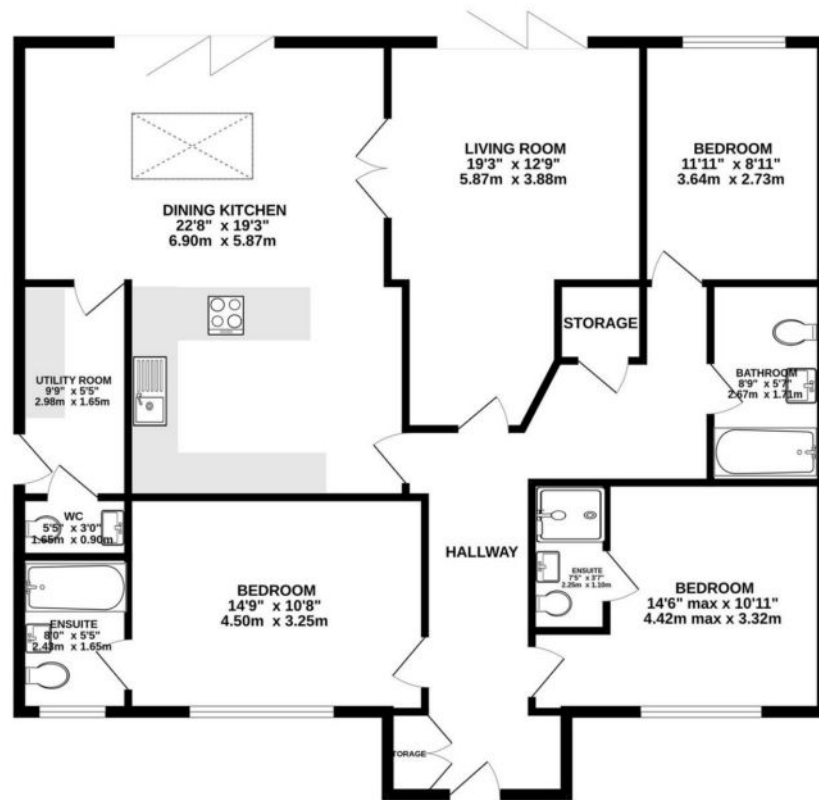
EPC Environmental Impact Rating: C



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GROUND FLOOR  
1370 sq.ft. (127.3 sq.m.) approx.



TOTAL FLOOR AREA: 1370 sq.ft. (127.3 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.  
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The property is beautifully presented in a turn-key condition, with attention to detail maintained throughout. The front door of the property is set under a vaulted ceiling, welcoming you into a bright and airy hallway which leads into a stylish open-plan kitchen diner, three fabulous double bedrooms, two of which offer an en-suite and a spacious living room providing attractive views of the garden. The kitchen boasts an elegant space, offering ample storage and workspace with sleek, fitted appliances. There is a large lantern window positioned in the centre of the kitchen, allowing a wealth of natural light. The bi-fold doors in both the kitchen and the living room, seamlessly connect both indoor and outdoor living spaces. As well as being decorated to a sophisticated standard, the design of the property hasn't ignored practicality, offering a handy utility room and W/C. To the rear of the property, there is a beautiful garden, providing a private outdoor space with mature trees and a well maintained lawn. The property is conveniently situated close to local amenities, and within a short walking distance to local nature areas such as Happy Valley and Bramhall Park.



