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SALE

Rooftops

Sales Letting & Management



Seal Road, Bramhall, SK7

*** NO CHAIN ***

Close to schools and amenities

Garage

Ideal Investment

Off road parking

Energy Efficiency Rating D

CROSS OVER THE ROAD TO BRAMHALL HIGH SCHOOL!! A perfectly located and comfortable link-detached family home which couldn't be handier for Bramhall High School. The property has the benefit of a gated entrance to private off road parking and a garage. Bramhall village is a short distance away, together with Bramhall Park and there are local shops a few minutes away. Comprising; front entrance door to hallway, WC, good sized lounge leading to dining room, kitchen with integrated electric hob, integrated electric oven and grill, integrated dishwasher and plumbing for a washing machine. First floor; double bedroom with fitted wardrobes, further double bedroom with built-in cupboard, and single bedroom with built-in cupboard. Bathroom with shower over the bath. Private garden to the front with pathway to the front door. To the rear of the property is the gated driveway with private parking leading to an integral garage. Energy Efficiency Rating D. PF.

Asking Price

£399,950

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Entrance hallway

Double glazed uPVC door, laminate flooring, central ceiling light, radiator, power points, alarm box and panic button.

Lounge

13'5" (4m 8cm) x 12'9" (3m 88cm)

Wooden door with brass handles, double glazed uPVC window to the front elevation, fire surround and fire, laminate flooring, central ceiling light, radiator, power points, TV aerial point.

Dining Room

8'11" (2m 71cm) x 10'11" (3m 32cm)

Archway from the lounge, double glazed uPVC window to the rear elevation, laminate flooring, central ceiling light, radiator, power points.

Kitchen

11' (3m 35cm) x 7'6" (2m 28cm)

A range of pale grey wall and base units with marble effect work surfaces, chrome sink and drainer with mixer tap, integrated electric hob and oven, integrated dishwasher, space and plumbing for a washing machine, double glazed uPVC window to the rear elevation, laminate flooring, tiled walls, inset spot lights, power points.

WC

Wooden door with brass handles, double glazed uPVC window to the front elevation, laminate flooring, low level WC, pedestal wash hand basin, central ceiling light, radiator.

Bedroom one

10' (3m 4cm) x 13'4" (4m 6cm)

Wooden door with brass handles, double glazed uPVC window to the front elevation, a bank of fitted wardrobes, laminate flooring, central ceiling light, radiator, alarm panel and panic button.

Bedroom two

11'2" (3m 40cm) x 10' (3m 4cm)

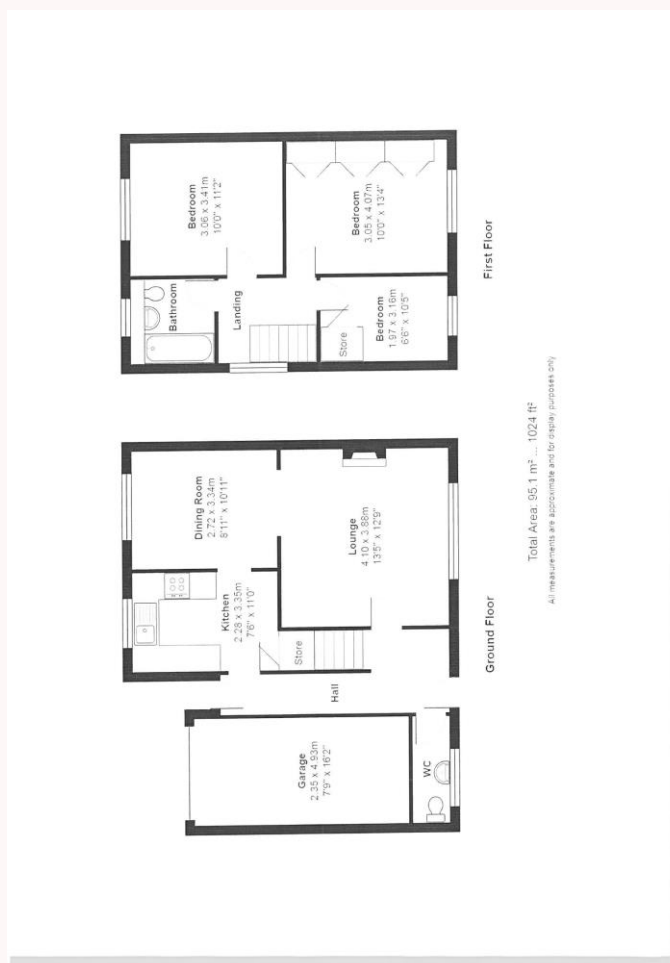
Wooden door with brass handles, double glazed uPVC window to the rear elevation, laminate flooring, built in storage cupboard, central ceiling light, radiator, power points.

Bedroom Three

10'5" (3m 17cm) x 6'6" (1m 98cm)

Wooden door with brass handles, double glazed uPVC window to the front elevation, built in storage cupboard, laminate flooring, central ceiling light, radiator, power points.

Floorplans



Bathroom

6'3" (1m 90cm) x 6'3" (1m 90cm)

Wooden door with brass handles, double glazed uPVC window to the rear elevation, walls and floor tiled, bath with shower over, wash hand basin in a vanity unit, low level WC, radiator.

Disclaimer

Rooftops Estate Agents give notice that these particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract - intending purchasers should not rely on them as a statement or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Rooftops Estate Agents has the authority or warranty in relation to the property.

Disclaimer.

We are not qualified to confirm that power points, showers, central heating systems, open fires/log burners, gas and electrical equipment are in working order and we would advise prospective purchasers to satisfy themselves on these points prior to exchange of contracts.