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SALE

Rooftops

Sales Letting & Management



Waterloo Road, Bramhall, SK7

*** No Chain***

Excellent School

South West Facing Garden

Investment

Ample Parking

Energy Efficiency Rating D

FULL REFURBISHMENT REQUIRED!! This 1930's detached property is a prime investment opportunity with NO CHAIN and has been in the same family for over 80 years. Enviably set in a highly sought after location of Bramhall, close to excellent schools, Happy Valley and Bramhall Park, walking distance to local shops and amenities and an easy drive to Bramhall village with its array of shops, restaurants and bars. Comprising; entrance hall with under stairs storage, generous sized lounge with bay window and an original fireplace, dining room with a double glazed door to the rear garden, fitted kitchen with integrated gas hob, oven and fridge. First floor; two double bedrooms both with fitted wardrobes, single bedroom, bathroom with shower over the bath. To the rear of the property there is a good sized South West facing garden and to the front of the property there is parking for 2 - 3 cars. Energy Efficiency Rating D. Council Tax Band E. PP.

Guide Price

£475,000

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Entrance Hall

11'3" (3m 42cm) x 6'8" (2m 3cm)

UPVC door with two glass panes, two glass panes either side, carpet flooring, central ceiling light, radiator, power points, telephone point.

Lounge

10'8" x 10'9"

Original wooden door, double glazed bay window to the front elevation, carpet flooring, central ceiling light, original 1930's fireplace, radiator, power points, TV point, telephone point.

Dining Room

12'7" (3m 83cm) x 10'9" (3m 27cm)

Original wooden door, double glazed door and windows to the rear elevation, carpet flooring, central ceiling light, radiator, power points.

Kitchen

8'2" (2m 48cm) x 6'5" (1m 95cm)

Original wooden door, double glazed window to the rear elevation, a range of wall and base units, integrated gas hob, oven and fridge, laminate flooring, central ceiling light.

Bedroom One

13' (3m 96cm) x 11' (3m 35cm)

Original wooden door, double glazed bay window to the front elevation, fitted wardrobes, carpet flooring, central ceiling light, radiator, power points.

Bedroom Two

12'8" (3m 86cm) x 11' (3m 35cm)

Original wooden door, double glazed window to the rear elevation, built in wardrobes, carpet flooring, central ceiling light, radiator, power points.

Bedroom Three

6'8" (2m 3cm) x 5'6" (1m 67cm)

Original wooden door, double glazed window to the front elevation, carpet flooring, central ceiling light, radiator, power points.

Bathroom

6'6" (1m 98cm) x 6'3" (1m 90cm)

Original wooden door, double glazed window to the rear elevation, vinyl flooring, central ceiling light, bath with shower over, pedestal wash hand basin, low level WC, extractor fan, ladder radiator, storage cupboard housing the boiler.

Stairs and Landing

Oval stained glass window to the side elevation, carpet flooring, wooden banister, central ceiling

Floorplans



light, loft hatch.

Outside Space

To the front of the property there is driveway parking for 2 - 3 cars, lawned area with mature hedges and trees. To the rear of the property there is a large South West facing mature garden laid to lawn with a patio area.

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 statements 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 to make or give representations or warranty in relation to the property.

Disclaimer.

We are not qualified to confirm that power points, showers, central heating systems, open fires/log burner's, 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.