



12 Lerryn Drive  
Bramhall SK7 3LU  
Asking Price £595,000

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# 12 Lerryn Drive Bramhall SK7 3LU

Asking Price £595,000

A 'Freehold' Three Bedroom Detached Bungalow with a Double Garage along with good sized gardens. 'No Onward Chain'

Situated at the end of a quiet cul-de-sac on a small select development, this detached residence was built some fifty years ago. This lovely bungalow offers well-proportioned rooms throughout comprising; Entrance Porch, 'L Shaped Hallway, separate WC, Lounge opening into Dining Room, Kitchen, three good Bedrooms, Bathroom/WC.

Outside is an attached brick double garage, tarmac driveway, providing parking for several vehicles and well-kept gardens (The rear not being overlooked)

Lerryn Drive lies off Manor Road roughly halfway between both Bramhall and Cheadle Hulme; which both offer a variety of shops along with Waitrose (Cheadle Hulme) Larger stores are to be found on the A34 bypass. Both centres also offer a Train Station. Within the borough are excellent sporting facilities across all age groups, the nearest being Bramhall Park Golf Club.

The property is available with 'No Onward Chain'

- WELL MAINTAINED GARDENS
- THREE GOOD BEDROOMS
- LARGE LOUNGE
- DOUBLE GARAGE
- PVCU DOUBLE GLAZING
- GAS CENTRAL HEATING
- VIEWING ESSENTIAL

Entrance Porch

Tenure: Freehold  
Council Tax: SMBC F

Entrance Hall 'L' Shaped  
18'6 x 13'7 to 4'10  
Cloakroom Cupboard

Separate WC  
Wash Basin

Lounge  
20' x 15'2"  
Large Picture Windows, Feature Fireplace open to:

Dining Room  
9'10 x 9'

Kitchen  
9'10 x 9'9  
Part tiled walls, wood finished fitted cupboards

Bedroom One  
17'11 x 12' + wardrobe depth  
Built in Wardrobes

Bedroom Two  
11'2 x 10'11

Bedroom Three  
12' x 8'6

Bathroom/WC  
9'9 x 6'0  
Part tiled walls, white suite with shower over bath.

Outside  
A Double Garage 17'8 x 15'6 + 4'0 x 4'7 Belfast sink, rear door

Gardens with tarmac driveway, side Wrought Iron Gates, Patio, Fencing, Lawns, Trees, Shrubs.





For illustrative Purposes Only. Not to scale.  
Plan produced using iFinity.



To view this property call Main & Main on 0161 437 1338

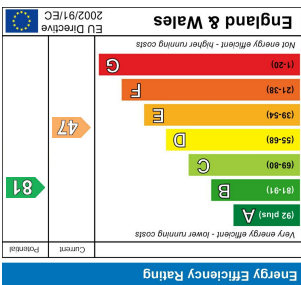
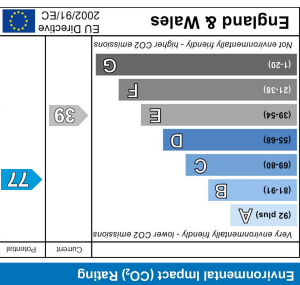


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NB - The services, appliances and heating systems have not been tested and therefore no warranty can be given or implied as to their working order. They should therefore be verified on survey by any prospective purchaser. All measurements are approximate.

Tenure - To be confirmed with a solicitor at point of sale.

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