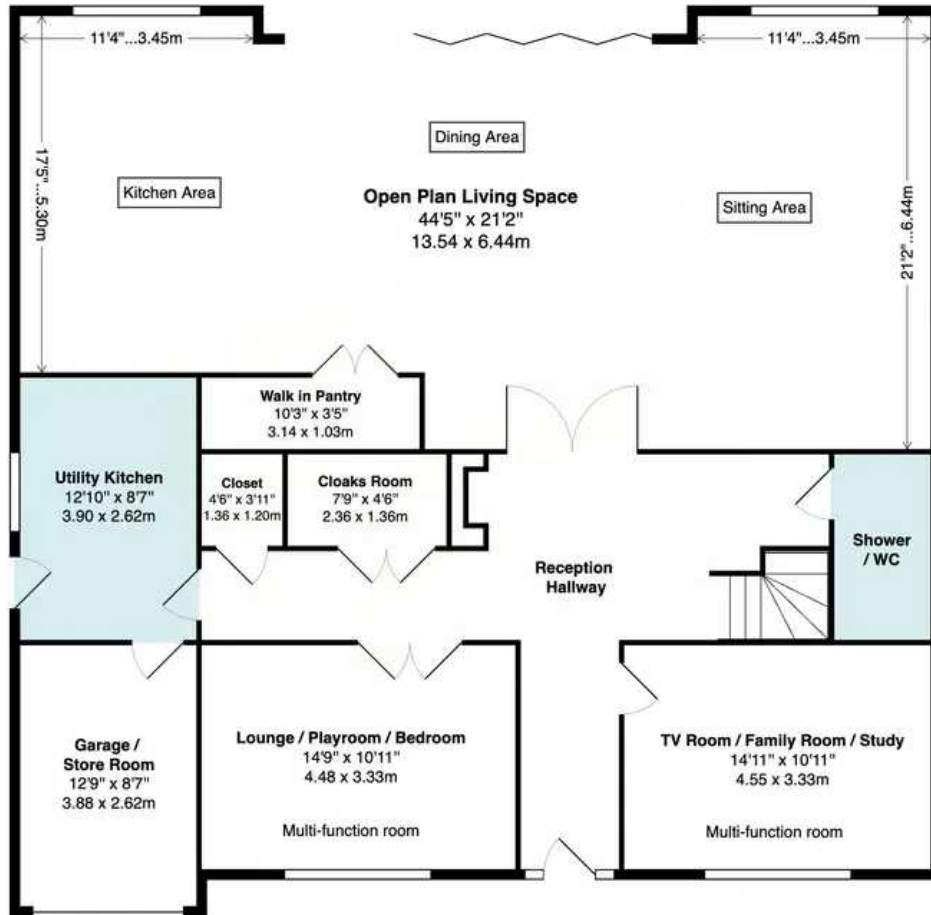




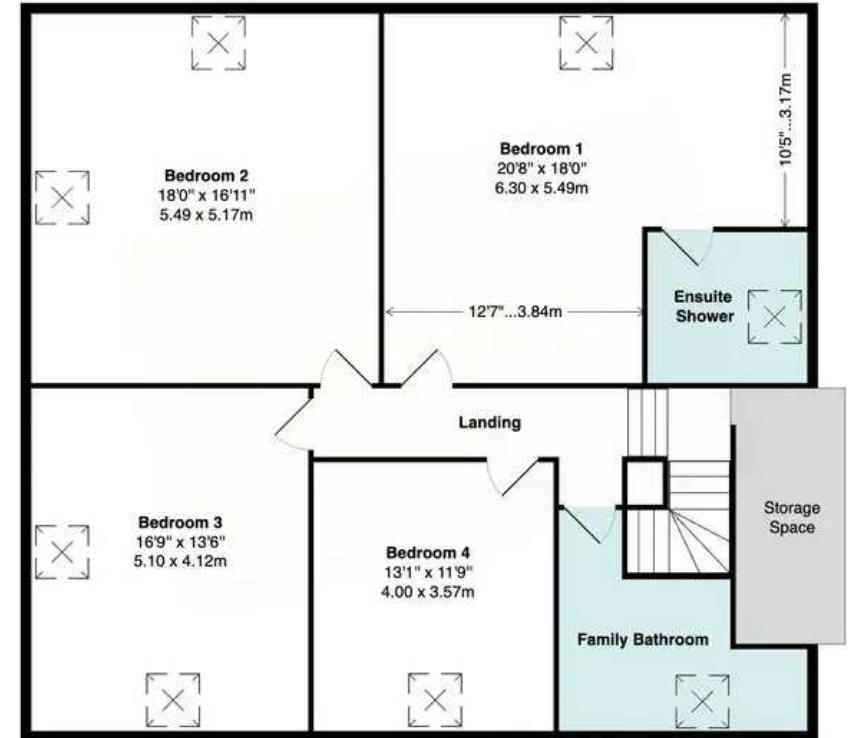
16 Seal Road, Bramhall – SK7 2JR
£1,000,500



Ground Floor
Approximate Area: 1835 ft² ... 170.5 m²

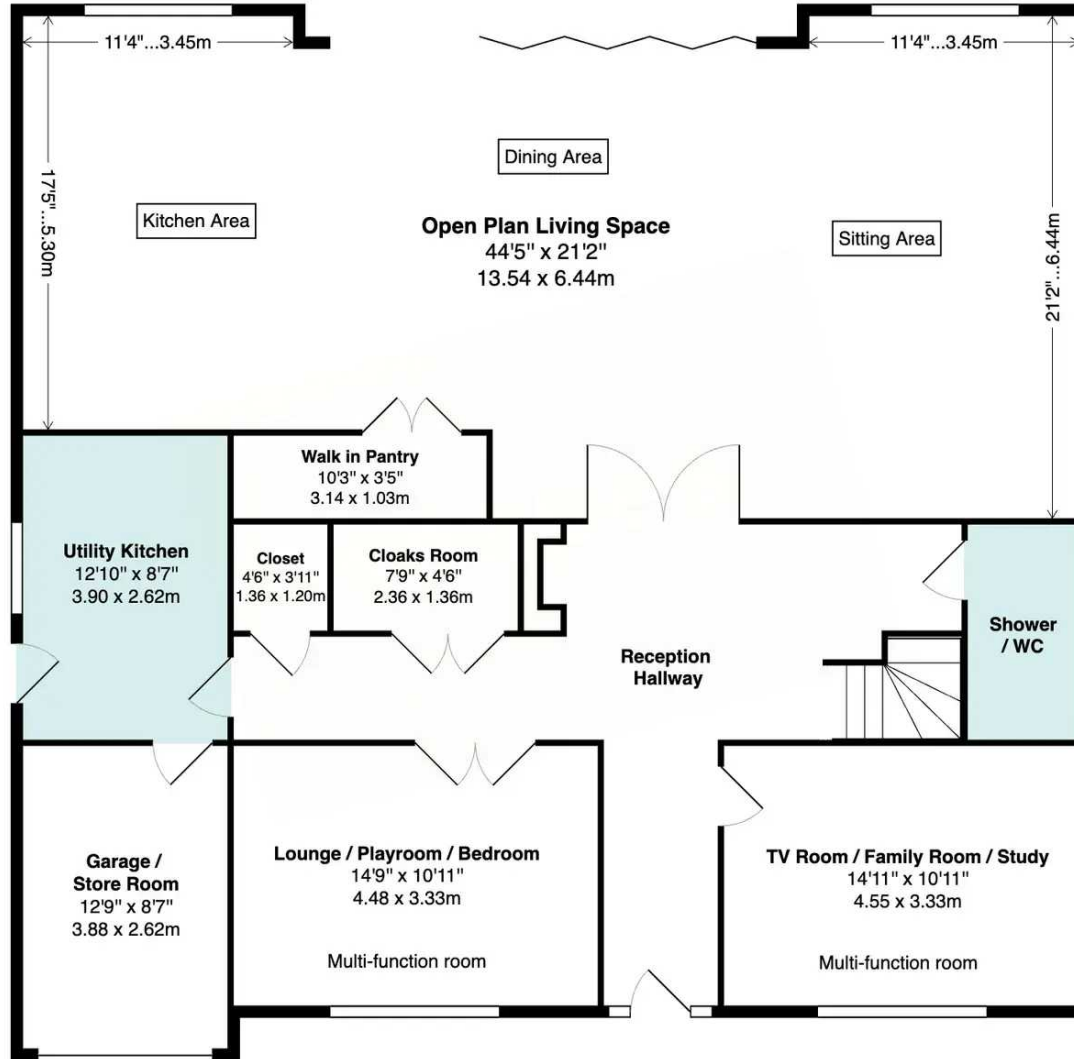


First Floor
Approximate Area: 1349 ft² ... 125.3 m²

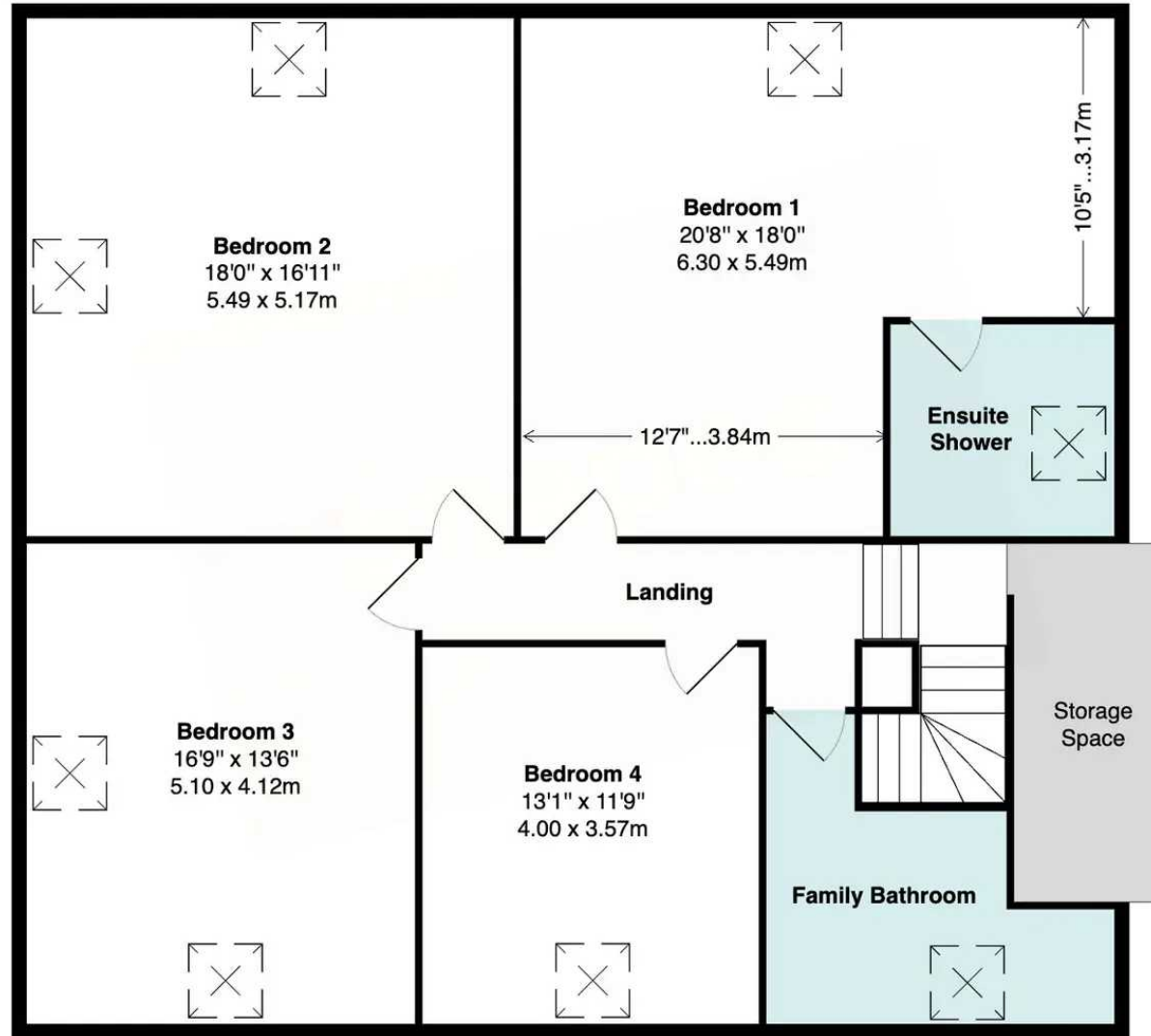


Approximate Total Area: 3184 ft² ... 295.8 m²

Ground Floor
Approximate Area: 1835 ft² ... 170.5 m²



First Floor
Approximate Area: 1349 ft² ... 125.3 m²







sna



snapes



snapes



snapes



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snapes



16 Seal Road

Bramhall, Stockport

- Stunning 4 Bedroom 3 Bathroom Home
- Spacious & Adaptable Living Space
- Fantastic 45ft Entertaining Open Plan Space
- Separate Living Room & Sitting Room / Study
- Utility Room / Pantry & Store Room
- Attached Single Garage & Drive
- Large Landscaped Rear Garden
- Spacious Multi-use Detached Garden Room with Shower Room
- 4 Large Double Bedrooms
- No Vendor Chain

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: B



Introduction

Are you looking for a home with the WOW factor? something with space and style? a home to get excited about owning? a home with quality finishings throughout? plus high specification fittings? and countless practical features plus masses of adaptability which could make this an ideal home for a single family or perhaps a multi-generational family? Well look no further if you have an extensive tick list, because this property ticks every box in our opinion.

Outside & Location

This stunning detached home occupies a large plot which benefits from a Southerly aspect. To the front there is plenty of side by side driveway parking so a family of multiple cars can easily come and go without waiting for someone to move their car and there is also the integrated garage space, which could fit a smaller car, but is also the perfect space for extra storage or housing push bikes, or a motorcycle or getting the bins out of sight and keeping the frontage crisp and clear. To the rear there is a superb landscaped garden with raised sun terrace patio section which joins the internal and external space perfectly! plus a pathway leading to the rear section where you will find a detached garden room, which measures an impressive 27ft3 x 11ft and provides multi-use space, perfect for a luxury home office, at home gym, get away space or games room and also benefits from having a shower room within (See photos).

The location of the home is superb for several reasons! For starters, Bramhall is consistently named among the North West Property hotspots, as is Stockport which was recently named as one of the UK's property hotspots. Schools contribute a large part to our popularity, as do commuter links which are easily accessible with Bramhall Train Station approximately half a mile away, and road networks linking you to the local by-pass routes and bus routes found on the nearby Bramhall Lane South. If you enjoy walks and cycling, you have some beautiful open spaces to explore, with Bramhall Park, Happy Valley and Benja Fold all within easy access and providing some of the areas most scenic walking routes. Added to this you are less than a mile from Bramhall Village, where you will find a plethora of places to eat and shop, including well known national brand names and also well reputed local independent traders.

Important Information - The following information is mandatory and set by Trading Standards (NTSELAT) for all Sellers and Estate Agents to obtain and display where applicable. Please also read the footnotes, which we hope will help you make an informed decision.

Material Information Part A:

Material Information Part B:

1. Property Construction: Rendered exterior with Tiled or Slate Roof.
2. Utilities: Electricity: Yes. Water Supply: Yes. Sewerage: Mains.
3. Heating: Gas Central Heating (Refer to EPC)
4. Broadband: According to ThinkBroadband Checker FTTC or FTTH or Cable or G.Fast is available dependent on Provider.
5. Broadband: See below regarding Copper services.
6. Mobile Signal/Coverage: Voice & Data Available, but speeds dependent on Provider and device type.

Material Information Part C:

1. Restrictions: Yes - Please contact the office for a copy of the Land Registry Title (LRT)
2. Rights / Easements: Yes - Please contact the office for a copy of the Land Registry Title (LRT)
3. Flooded: We have been advised no flooding by the seller
4. Flood Risk Rivers & Surface Water: Very low risk
5. Local Planning: See note below

Material Information has been sourced from various official and 3rd party sources. For more information please email " compliance @ snapes . co . uk " with the specific property your enquiry relates to. We strongly advise you consult a Solicitor and/or a surveyor and carry out your own research on the information provided to ensure there have been no changes since the information was sourced as we do not check for changes which may happen after the listing was made available. For broadband/mobile services we urge you to contact your provider to ensure your the service you need and your device is compatible. Human error by 3rd party data inputters, and a lag in data being transposed to digital records are some of the reasons the above information may be outdated before or after you view. **Local Planning Applications & Planning Search** Planning Application Search will not be added until the first interest party asks for this information, This is so the planning search is as recent as possible. If local planning applications are important to you in making a decision please contact the office for a copy of the search we have or so we can order the first one if you are the first person asking. We will only order one search per property and advise you have your own done as part of your purchase conveyance whether you have read ours or not.

Marketing Disclaimer: Our floor plan may not show some small recess areas, support posts or chimney breasts and any floor area or total area measurements quoted will include all the areas shown on the floor plan, unless otherwise noted, inc attached or integral garages. We do not recommend you use our floor plan to decide on buying carpets or furniture without measuring the space yourself, as skirting boards may alter the space you require because we measure above skirting board level. No appliances including heating and electrics have or will be tested by Snapes Estate Agents and we cannot be held responsible for a seller changing or removing fittings which are currently shown or mentioned in our marketing. **Images Including Videos:** Our photos and videos are provided to show the property in the best possible light and may have had some editing enhancements to improve the quality of the photo. The photos should not be used as an indication of what is included in the sale, both internally and externally. We strongly advise you consult with the Fixture and Fittings Form provided by the seller's solicitor once a sale has been agreed, or when offering make it known to the office or your solicitor if there are any items you expect or want to be left, so this can be agreed prior to a sale progressing.



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