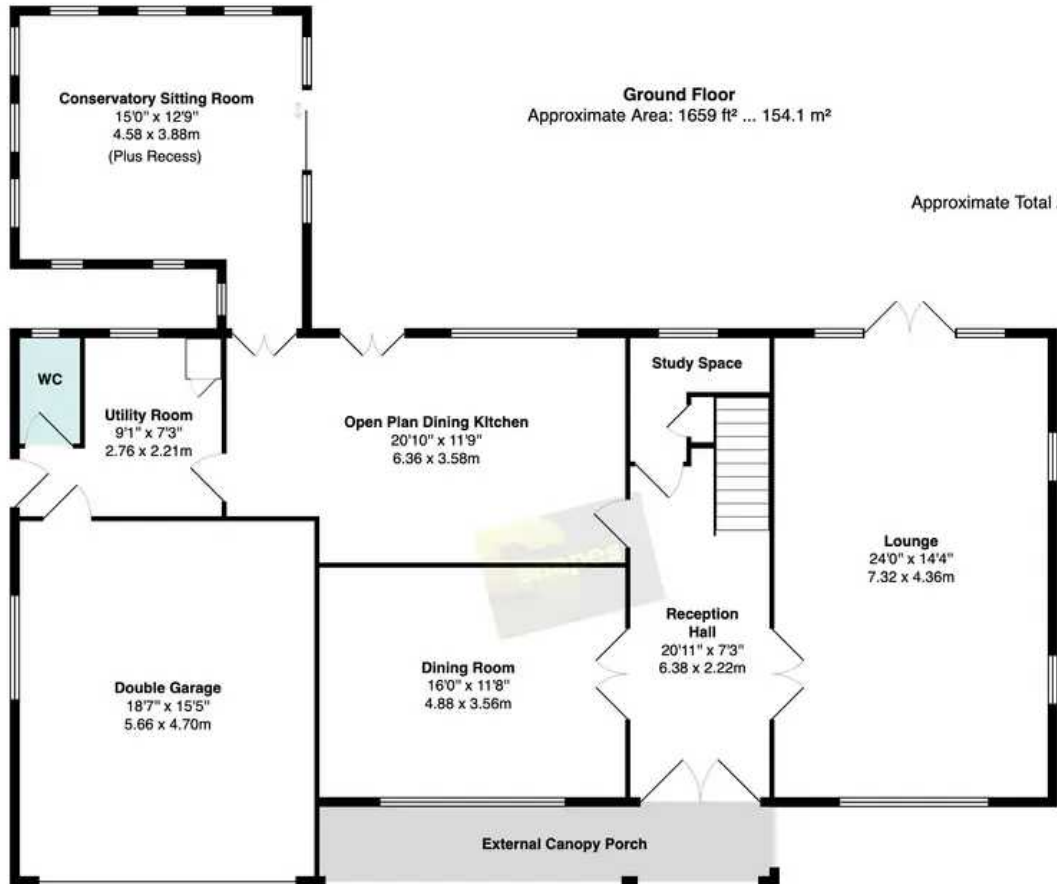




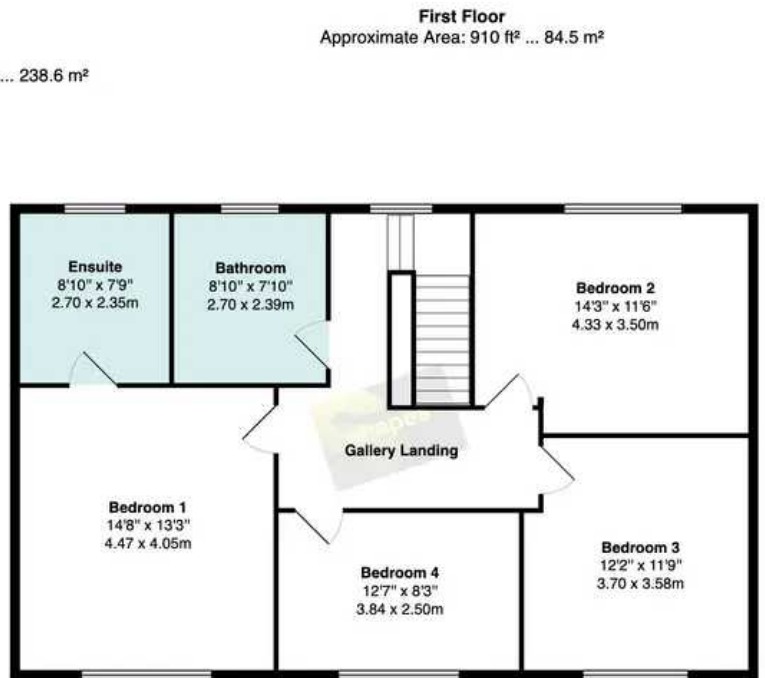
1b Broadoak Road, Bramhall – SK7 3BW  
£995,000

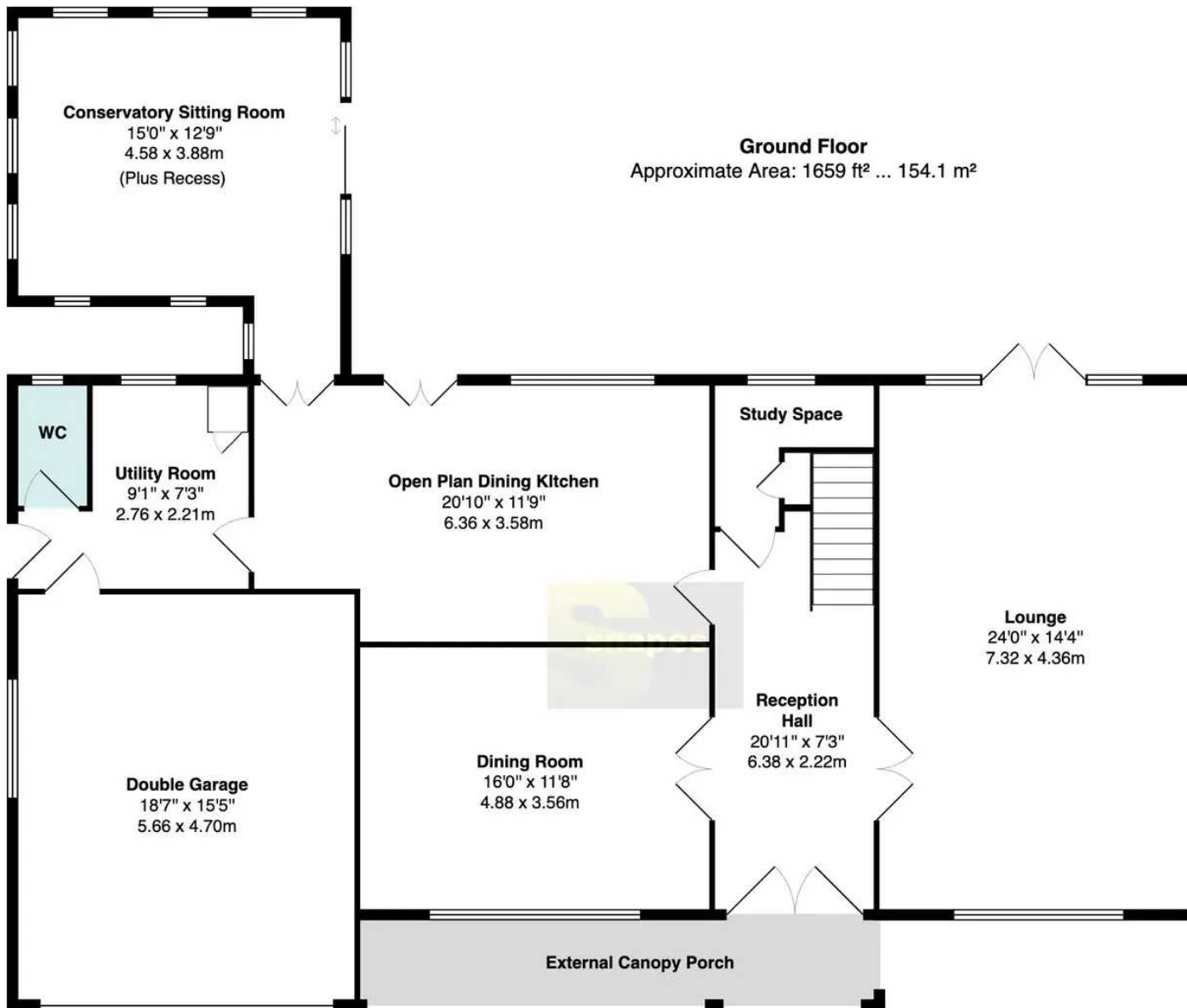






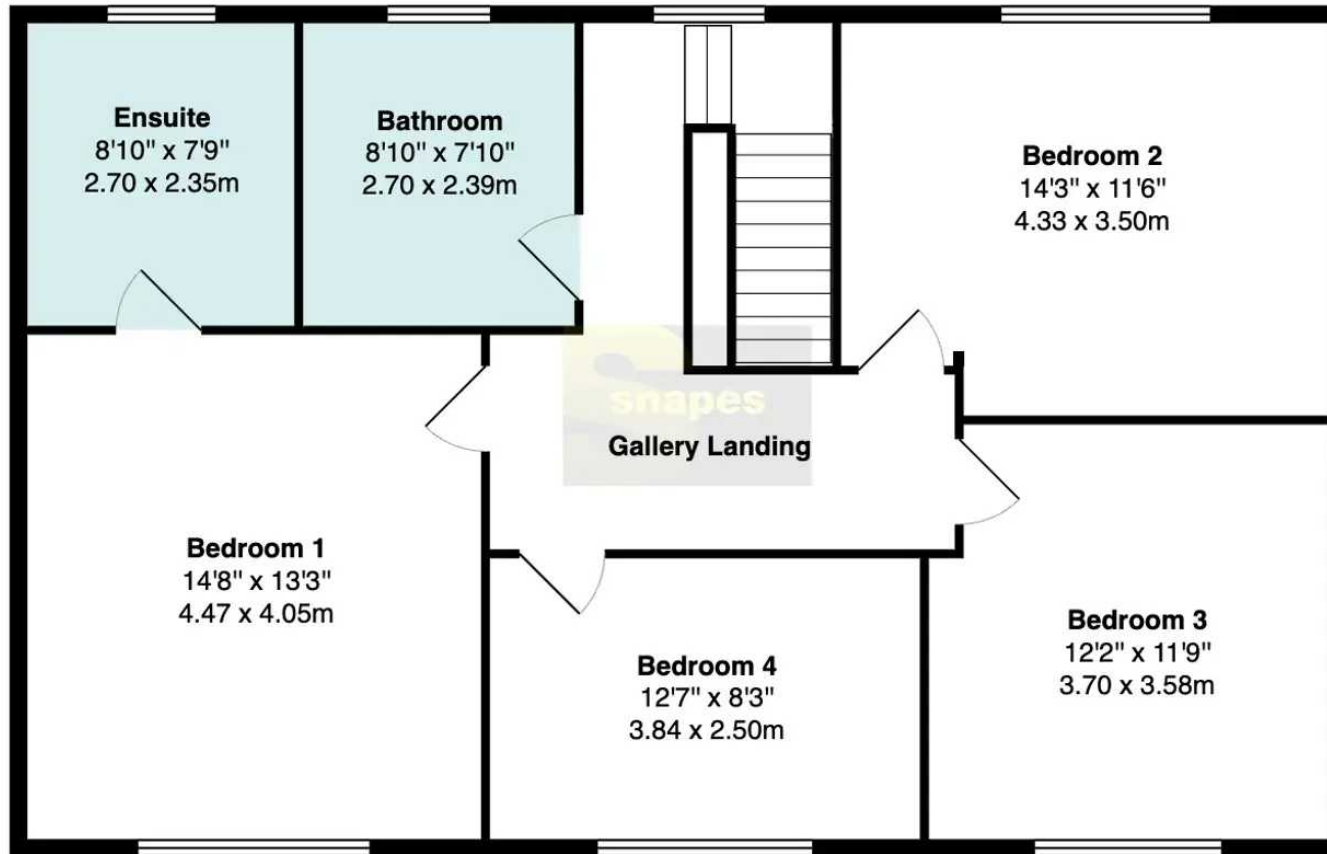
Approximate Total Area: 2569 ft<sup>2</sup> ... 238.6 m<sup>2</sup>





## First Floor

Approximate Area: 910 ft<sup>2</sup> ... 84.5 m<sup>2</sup>







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## 1b Broadoak Road

Bramhall, Stockport

- Fabulous 0.26 Acre Plot in Prime Location
- Spacious Detached Family House
- 3 Good Size Reception Rooms
- Open Plan Modern Dining Kitchen
- Utility Room + Downstairs WC
- 4 Bedrooms & 2 Bathrooms (inc Ensuite)
- Gallery Landing
- Mature Private Gardens
- No Vendor Chain
- Double Garage & Driveway

Council Tax band: G

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D



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## **Introduction**

Welcome to this spacious and inviting 4 bedroom house situated in the highly sought-after Broadoak Road, Bramhall. Boasting a fabulous 0.26-acre plot in a prime location, this detached family home offers a wonderful opportunity for those looking to settle in a comfortable and vibrant community.

## **The accommodation**

Upon entering, you will instantly appreciate the roomy interior and impeccable layout. The property features three generous reception rooms, providing ample space for entertaining guests, hosting family gatherings, or simply enjoying your favorite activities in the comfort of your own home. Whether you envision a cozy reading nook, a play area for little ones, or a home office, these versatile rooms can fulfill all your needs.

The open-plan modern dining kitchen is sure to impress. With its contemporary design and high-quality fittings, this well-appointed space provides a delightful ambiance for meal preparation and dining. The kitchen is not only aesthetically pleasing but also practical, designed to cater to the demands of a busy household. It offers plenty of storage space, work surfaces, and top-of-the-line appliances, making cooking a pleasure.

Adjacent to the kitchen, you will find a convenient utility room and a downstairs WC, enhancing the functionality of this home. The utility room provides additional storage as well as space for laundry facilities, while the downstairs WC adds an extra layer of convenience for you and your guests.

The property boasts four bedrooms, each designed with both comfort and privacy in mind. The well-proportioned bedrooms offer an abundance of space for relaxation and rejuvenation, allowing you to retire to your personal sanctuary after a long day. The master bedroom is accompanied by an ensuite bathroom, offering a tranquil and private retreat for unwinding.

Upstairs, you will also discover a gallery landing, which not only enhances the visual appeal of this home but also provides a light and airy atmosphere. A perfect spot to showcase your favorite artwork or create a cozy reading corner, the gallery landing adds a touch of elegance to the property.

## **Outside**

One of the standout features of this remarkable home is its stunning mature private gardens. Spanning across the expansive 0.26-acre plot, these delightful outdoor spaces offer endless possibilities for outdoor living. Whether you envision hosting garden parties, cultivating your own vegetable patch, or simply basking in the beauty of nature, these gardens are sure to captivate you.

For those with a love for cars or additional storage needs, an attached double garage awaits. This secure and spacious garage provides a convenient place to park your vehicles, store outdoor equipment, or create a workshop. With direct access from the home, you can easily come and go without worrying about the weather.

Located in Bramhall, this property offers much more than just a wonderful home. The area boasts a vibrant community and excellent amenities. With easy access to schools, shops, restaurants, and transport links, you can enjoy the convenience of modern living without compromising on tranquility.

The property is being offered with no vendor chain, making this a hassle-free opportunity for those eager to make this house their home. Don't miss out on the chance to own this remarkable 4 bedroom property in Broadoak Road, Bramhall. Contact our dedicated team today to arrange a viewing and start envisioning your future in this outstanding family home.



1. **Tenure:** Leasehold.
2. **Original Lease Length:** 999 Years
3. **Lease End Date:** 1st January 2980
4. **Rent Charge:** £40 per annum

**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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