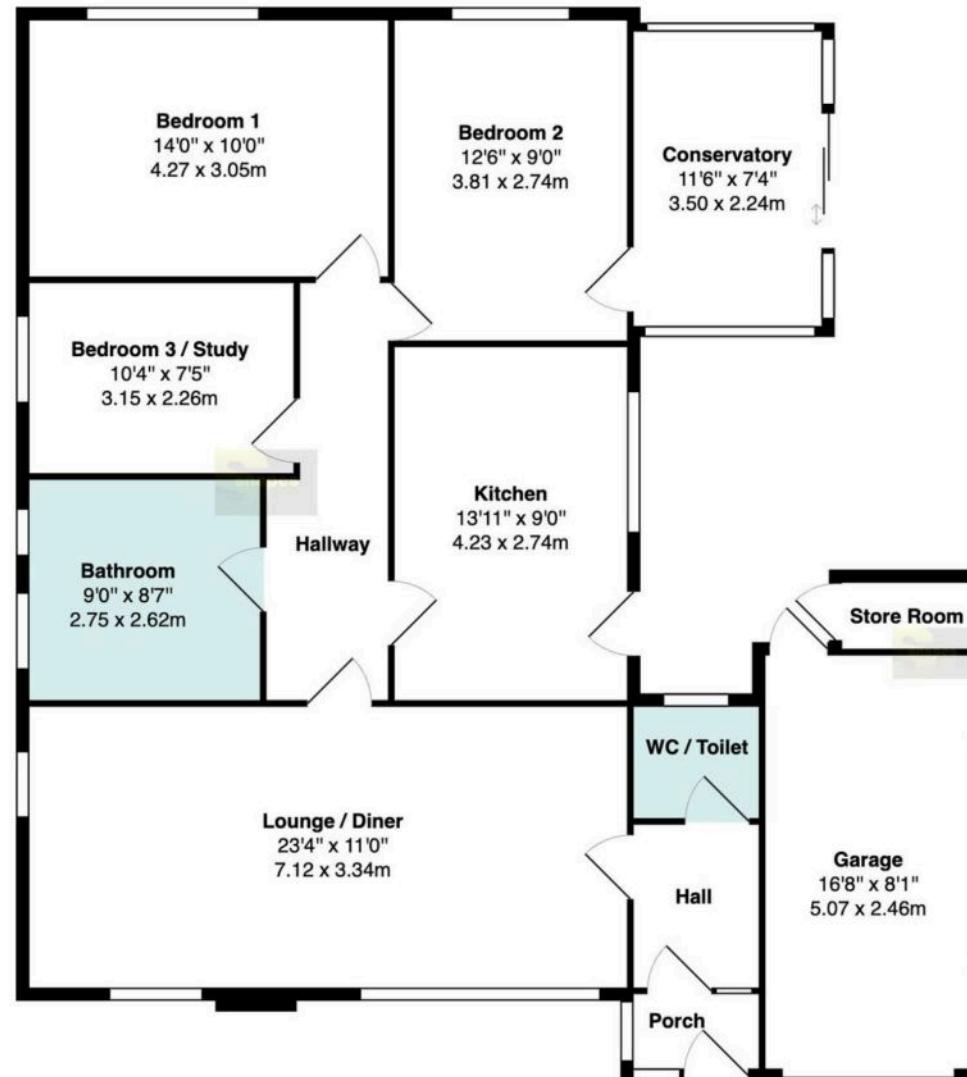




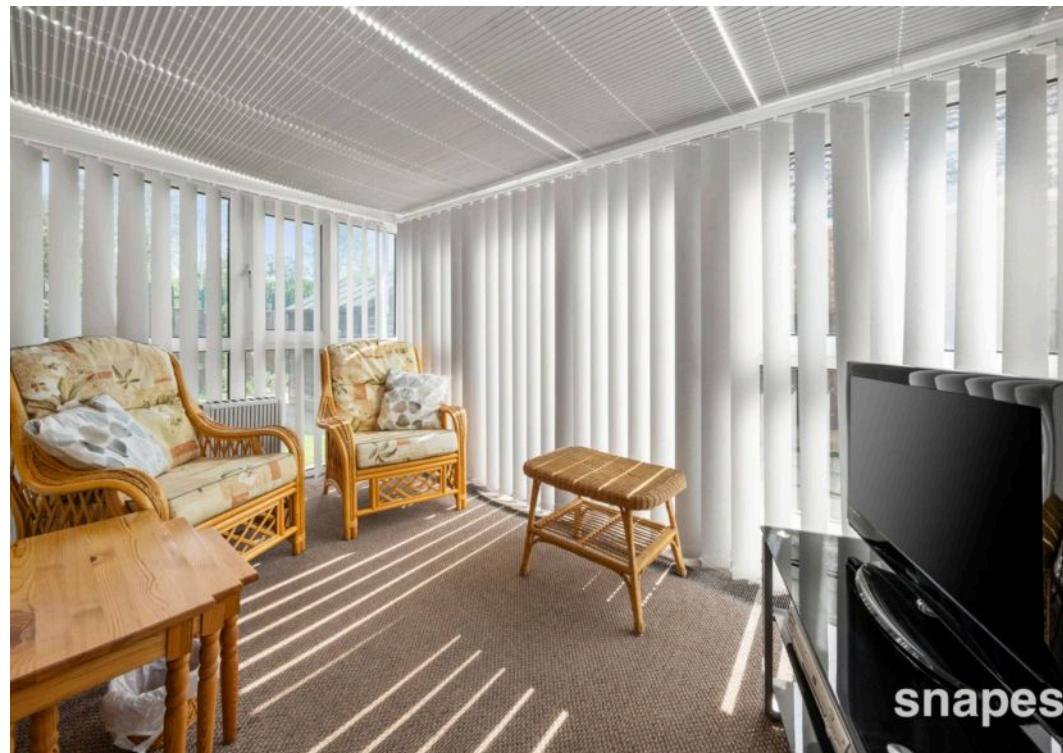
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SALES & LETTINGS AGENTS

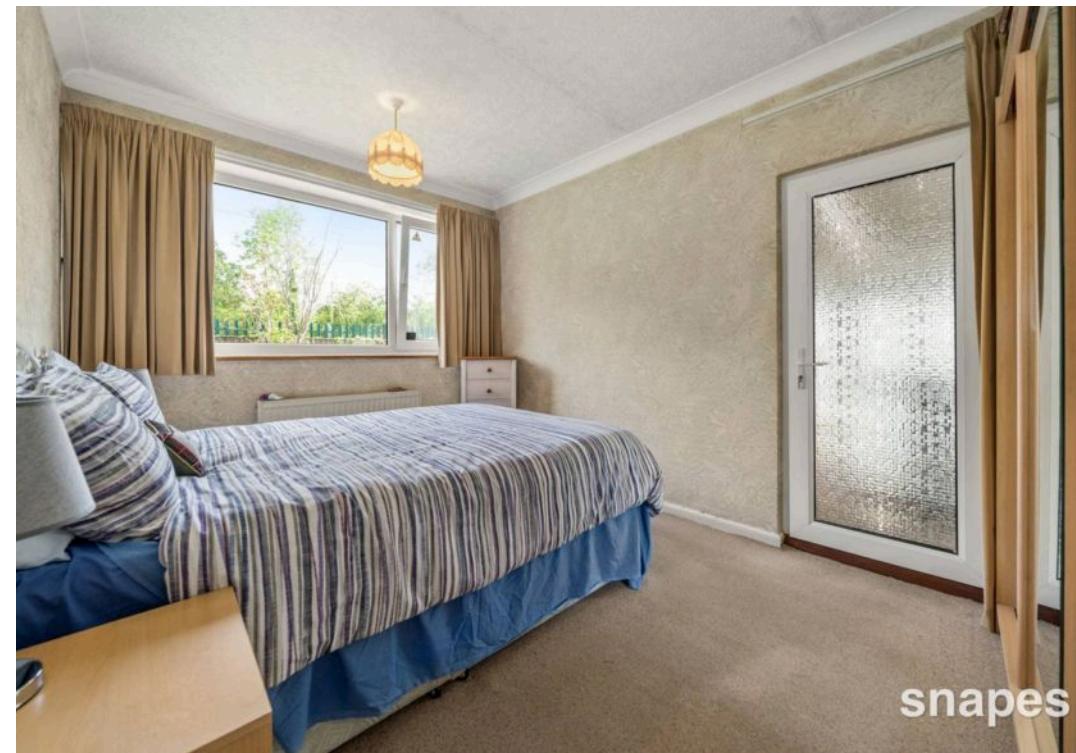
14 Boston Close, Bramhall – SK7 2BP
£475,000





Approximate Total Area: 1193 ft² ... 110.8 m²





Description

We are delighted to offer for sale this superb opportunity to purchase a well presented detached bungalow, positioned within a cul-de-sac off the conveniently located Robins Lane area of Bramhall.

This detached bungalow offers accommodation over just one level in true bungalow style and has adaptable accommodation and still offers huge potential to enhance the already spacious accommodation. We trust our floor plan and photographs will give you an idea of the size, layout and style of the property, however we strongly advise you view this home to fully appreciate the light, bright and airy accommodation on offer.

In brief the accommodation comprises: You first enter the home via a porch to the front of the property and from here you then gain access to the entrance hall, which give access to the second (and separate) WC/Toilet. Then you have the large 24ft lounge which spans the full width of the main accommodation to the front of the property and has dual aspect views, with two windows to the front and one to the side aspect. As you will see there is ample space for sitting and relaxing plus space for dining. The lounge diner then offers access to the inner hall, which in turn leads to the rest of the accommodation. The kitchen is a good size room fitted with an extensive range of units (see photo) and included in the sale are the white goods. You can gain access to the side space from the kitchen which offers a really lovely place to sit or space to extend the accommodation into perhaps (subject to planning permission).

Then you have three bedrooms in total, although the third bedroom is currently being used as an at home office. The two double bedrooms are then positioned to the rear of the accommodation with bedroom two as labelled on the floor plan having access to a conservatory. The bathroom is fitted with a suite offering both a bath and walk in shower (see photo).

Outside you have a lovely front garden and ample driveway space which leads to the attached garage which provides further parking space but also lends itself for potential conversion. Access down the side of the property leads to the rear side space and in turn the rear garden. At the rear there is a garden which has lawn area and patio, and is not directly overlooked at the rear.

Important - Please click on the "Material Information" link for more important information.

Tenure: Freehold

Rent Charge: £20 per annum

Disclaimer: If you are reading this disclaimer on an advert either printed by us or yourself please visit the digital property page for the full marketing disclaimer on this property before committing to purchase. Alternatively please request the disclaimer to be printed off separately. Certain websites may also promote our properties without our consent and we will not be held responsible for their omission of this disclaimer.

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.

Marketing: 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 but not limited to 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.

EPC Rating: E



Snapes Estate Agents Bramhall

Snapes Estate Agents, Maple House Maple Road – SK7 2DH

0161 440 8700

bramhall@snapes.co.uk

www.snapes.co.uk

