



**snapes**



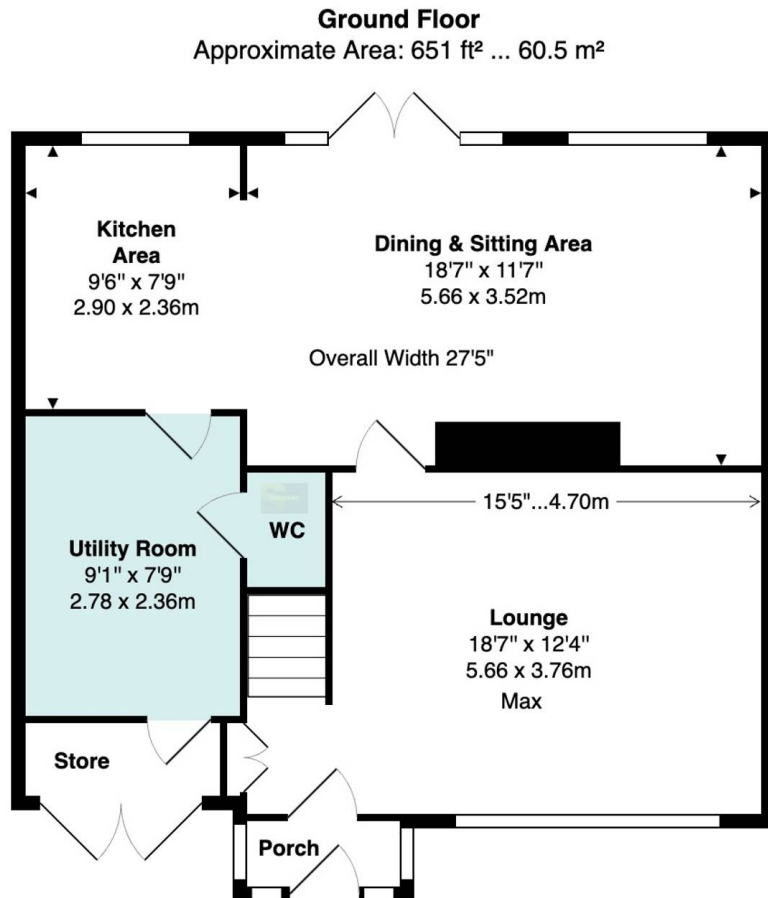
**54 Eskdale Avenue, Bramhall – SK7 1DX**

**Offers Over £525,000**

## 54 Eskdale Avenue

Bramhall, Stockport

Set within the highly sought-after area of Bramhall, this immaculately presented three-bedroom link detached house offers an exceptional opportunity for a new homeowner. The property has undergone a full refurbishment, creating a contemporary living space that is ready to move straight in. The ground floor features a spacious open plan living area, incorporating a modern kitchen area with space to dine and sit and relax. There is a large separate lounge, good-sized utility room, and a convenient downstairs WC. A modern bathroom and separate WC on the first floor serve the three bedrooms and cater to all household needs, while the open aspect to the rear affords the interior with an abundance of natural light. Outside, the property benefits from driveway parking with a lawned front garden area plus a contemporary design landscaped rear garden. Step outside into the outdoor space of this charming property and discover a well-maintained South Facing landscaped garden with ample room for outdoor relaxation and entertaining. The contemporary design composite sun decking joins the inside with outdoor living seamlessly, with lawn, flower bed borders. Perfect for families, the property is situated in close proximity to schools and just a short distance from the bustling village centre of Bramhall, offering a variety of amenities. Additionally, the storage off the utility space provides practical solutions for keeping the outdoor area organised and clutter-free. Embrace a lifestyle of comfort and convenience in this modern link detached home, designed for contemporary living both indoors and out.

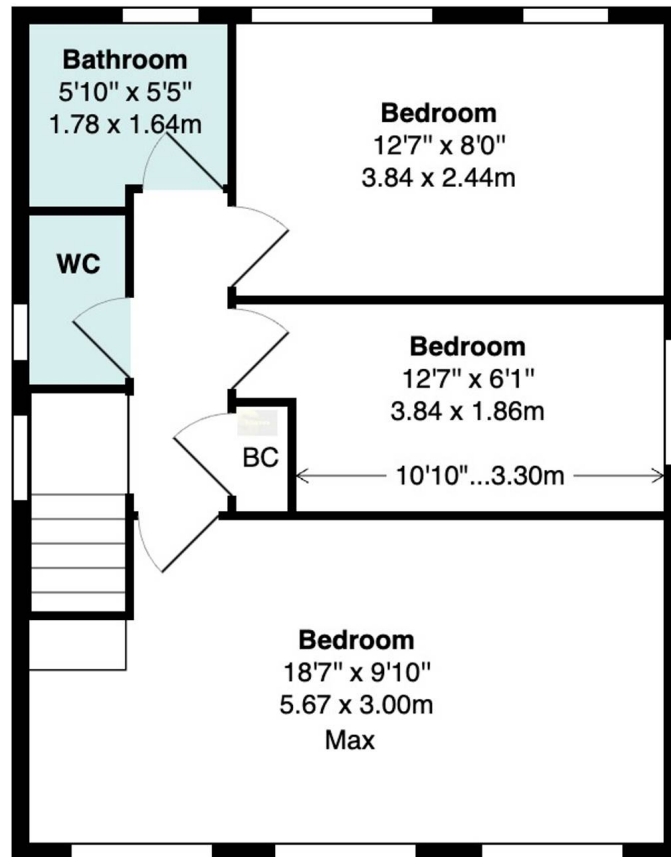


## 54 Eskdale Avenue

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### First Floor

Approximate Area: 452 ft<sup>2</sup> ... 42.0 m<sup>2</sup>



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

1. **Tenure:** Freehold
2. **Rent Charge:** £14 Per Annum.
3. **Other:** See Planning Note below

We are advised that there has been a proposal to build homes on the land towards the rear of this property.

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