

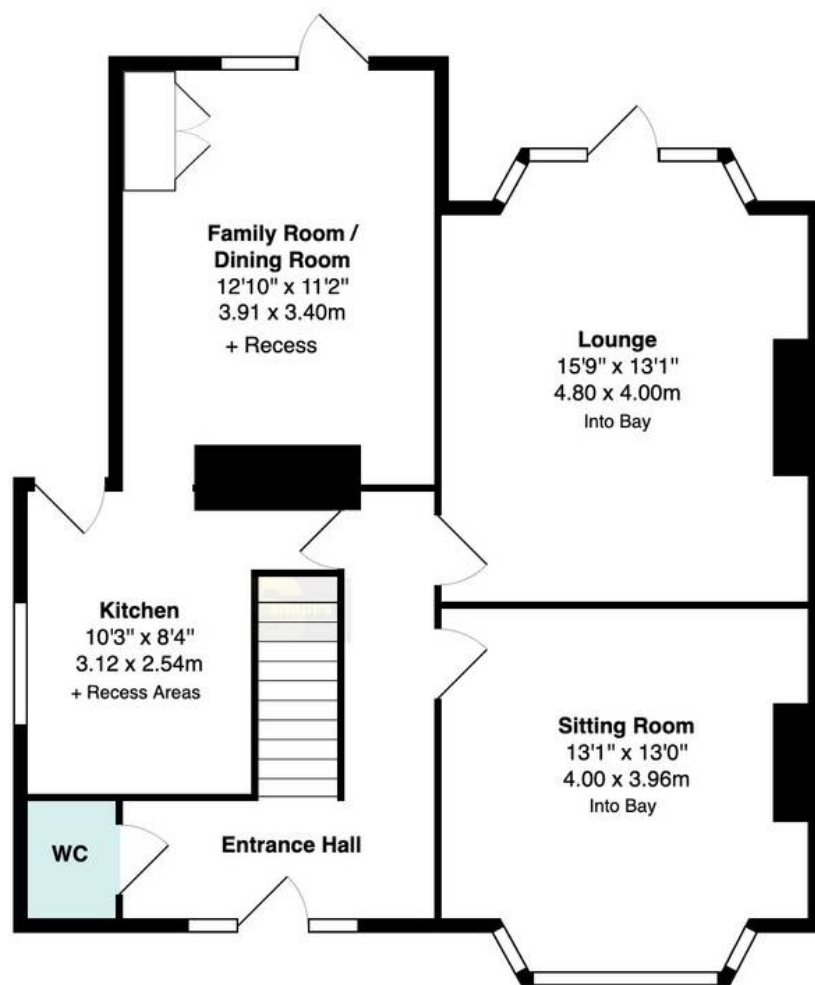


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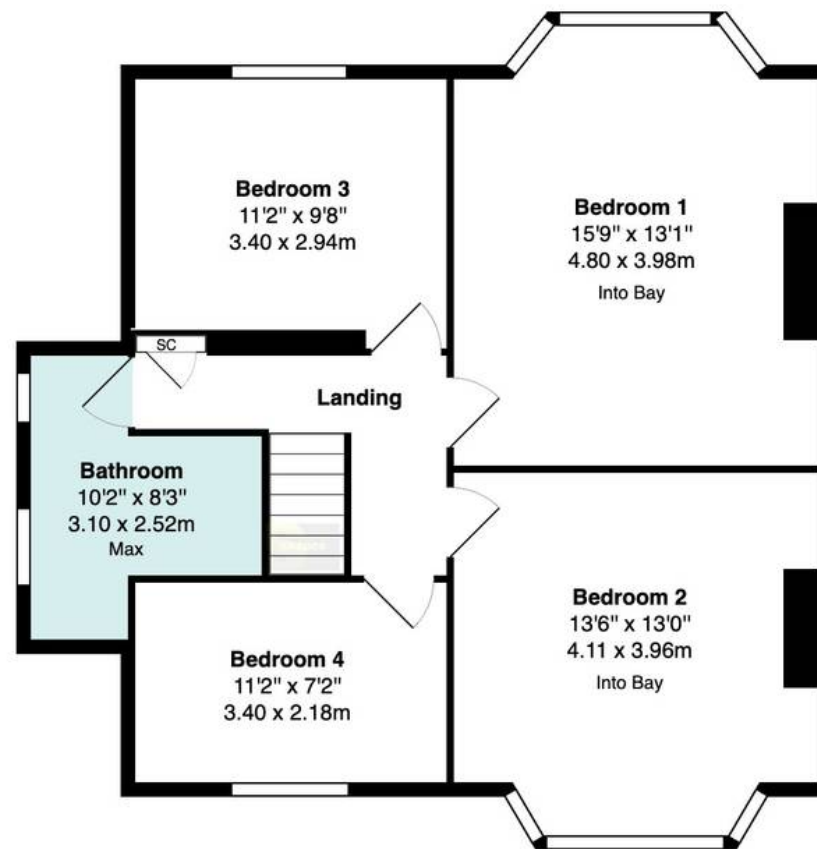
5 Broadoak Road, Bramhall – SK7 3BW

Offers Over £650,000





**Ground Floor**  
Approximate Area: 758 ft² ... 70.5 m²



**First Floor**  
Approximate Area: 684 ft² ... 63.5 m²

Approximate Total Area: 1442 ft² ... 134.0 m²



Unfortunately there will be no internal photos added to the marketing in the near future. Please contact the office for more information or to arrange a viewing.

In need of modernisation – The perfect opportunity to add your own taste to a fantastic Character home.

We are delighted to offer this older character semi-detached home which is located within one of Bramhall's most sought after leafy locations, close to Bramhall Park and just off the prestigious Broadway.

In brief the accommodation comprises the reception hallway which gives access to the first floor via a spindle balustrade staircase and to the main rear lounge, front sitting room, downstairs WC/toilet and to the kitchen which in turn leads through to the dining room.

Upstairs the landing leads to 4 good size bedrooms, with 2 facing the front aspect and 2 facing the rear and also leads to the family bathroom which has a bath as well as shower, plus sink and wc.

Outside there are beautiful gardens as you would expect in what is one of Bramhall's more leafy and tranquil settings. To the front there is a driveway which leads to side gates, the side drive and detached garage to the rear. Adjacent to the front driveway there is a good size lawn and well stocked border. At the rear the excellent size rear garden is mainly laid to lawn, has a patio abutting the home and mature borders adding privacy especially during the Spring and Summer months.

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

**Tenure: Freehold**

**Rent Charge: £6 P/A shown on LR Title**

**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: D**



## Snapes Estate Agents Bramhall

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