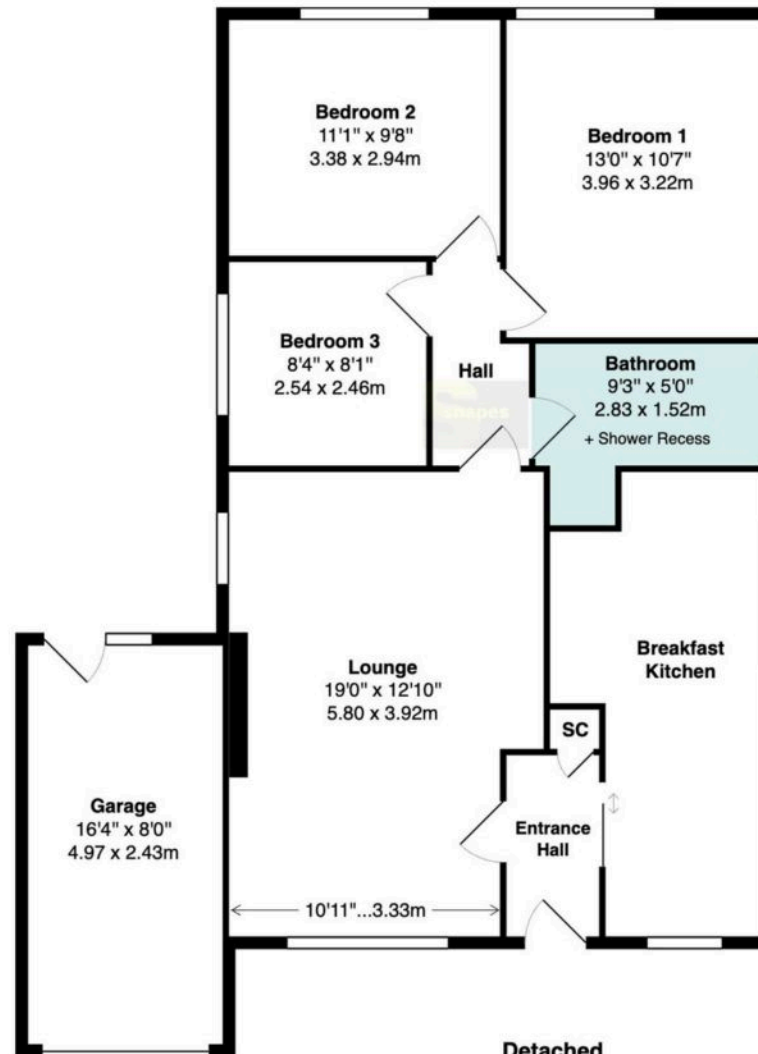




3 Ainsdale Close, Bramhall – SK7 2LR

Offers Over £400,000





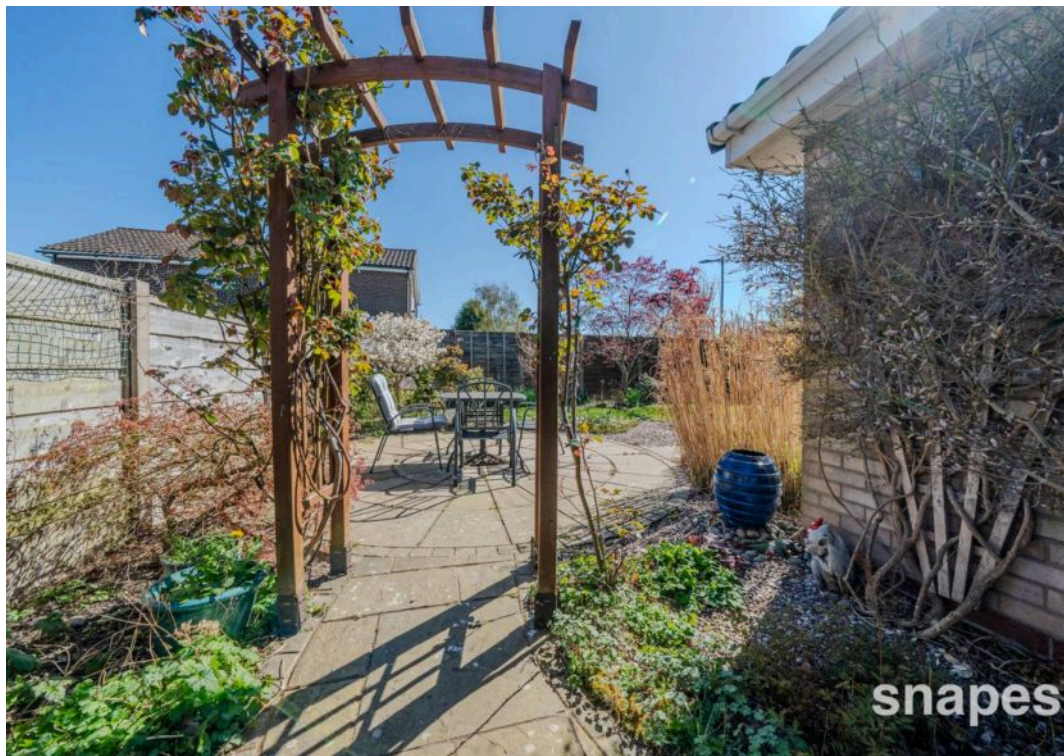
Detached
1 level Accommodation
 Approximate Area: 955 ft² ... 88.7 m²

Approximate Total Area: 955 ft² ... 88.7 m²









Description

No Vendor Chain

We are delighted to offer for sale this well presented detached bungalow which is located in a cul-de-sac off Seal Road close to the fringe of this popular development meaning easy access back into Bramhall Village.

The property occupies a great plot with well tended gardens to the front and rear. The frontage includes a driveway which leads to the attached garage and there is access at both sides of the property leading to the landscaped rear garden which offers several feature areas to enjoy including the shaped lawns, patio area and ornamental low maintenance area abutting the home. One side of the property also has access into the property and the other side has access into the rear of the attached garage.

The property in TRUE bungalow form has just one level of living, so is perfect for someone wanting this feature. There is however the loft space which provides fantastic storage, and the potential to extend the living space upwards! so if you are looking to convert a loft to create more space, then this property offers that opportunity.

We trust our floor plan and photos will together show you the space and layout of the home and give you an idea of the interior design and style, however we strongly recommend you view this home to fully appreciate the benefits. In brief the accommodation offers a front hall leading to the spacious lounge diner, access to the good size kitchen and to a cloak cupboard. The lounge then leads through to an inner hall where the 3 bedrooms and bathroom can be accessed. The bedrooms are good size rooms and offer adaptable space, with the potential of adding patio doors (maybe) to a rear bedroom or using one of the bedrooms as a hobby room or extra sitting room. The choice is yours!

AVAILABLE TO VIEW NOW - CALL 0161 440 8700

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

Tenure: Freehold

Rent Charge: £21 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: D



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