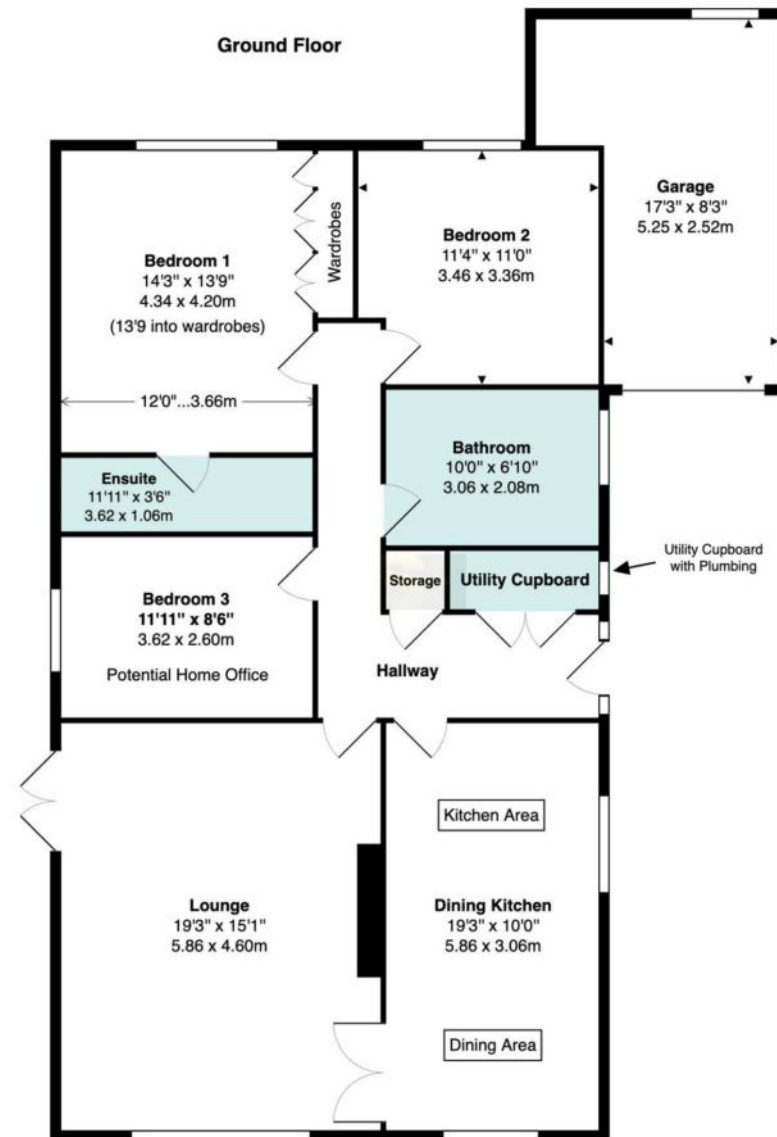




snapes

9 Lerryn Drive, Bramhall – SK7 3LU
£599,950





Approximate Total Area: 1340 ft² ... 124.5 m²







We are delighted to offer for sale this exceptional 3-bedroom detached bungalow situated in a peaceful cul-de-sac location at the desirable borders of Cheadle Hulme and Bramhall. This property presents a unique opportunity for those seeking a comfortable and spacious living environment without the constraints of an onward chain. Boasting three generously sized bedrooms, including an ensuite in the main bedroom, as well as a large lounge plus a good sized family dining kitchen, this spacious home offers a high standard of living for its prospective owners. The property also features a bathroom conveniently located off the inner hallway, and an attached garage ideal for extra parking convenience, storage or maybe conversion. And you also have a spacious loft area primed for conversion into additional living space. The layout of this bungalow ensures an abundance of natural light, creating a warm and inviting atmosphere throughout.

The outside space of this property is equally as impressive, with ample potential for both relaxation and entertainment. There is ample driveway parking which caters for several cars, plus the garage as mentioned above, whilst to the rear there is a good sized garden which is mainly laid to lawn providing the perfect blank canvass to create your own perfect outdoor space.

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

Tenure: Freehold

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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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