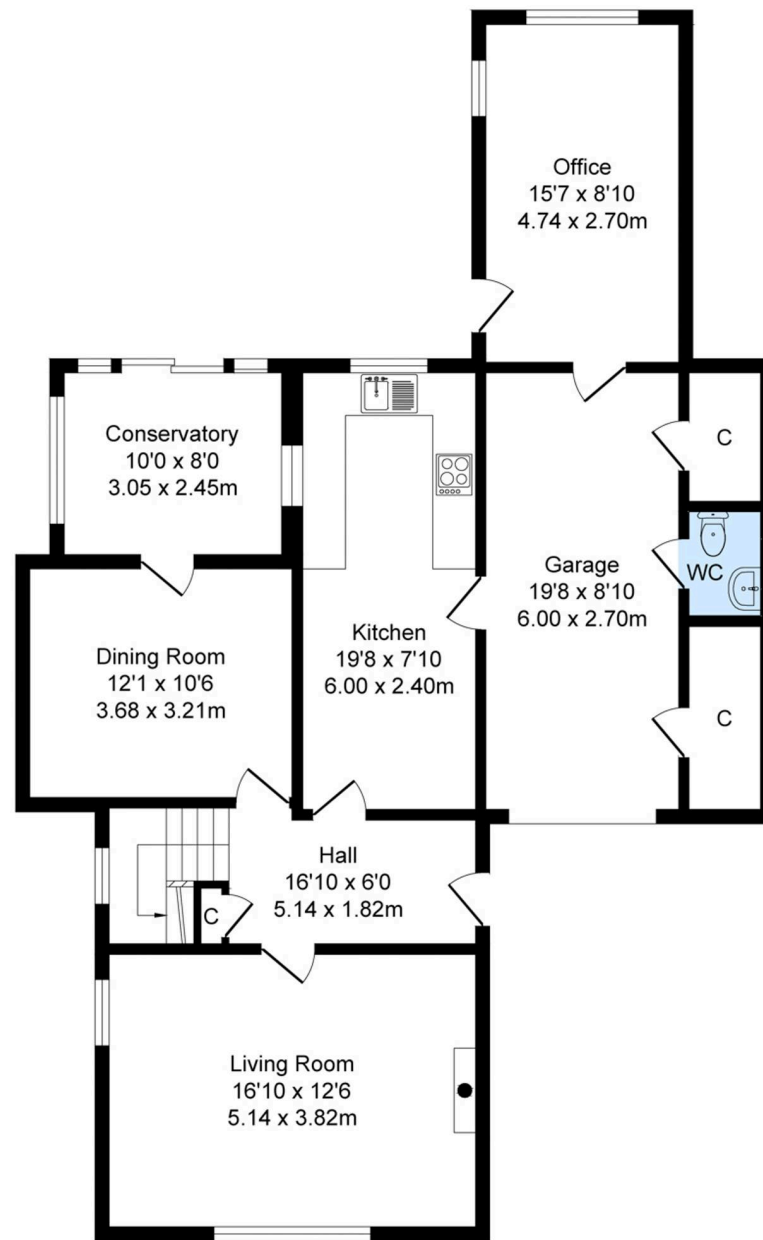




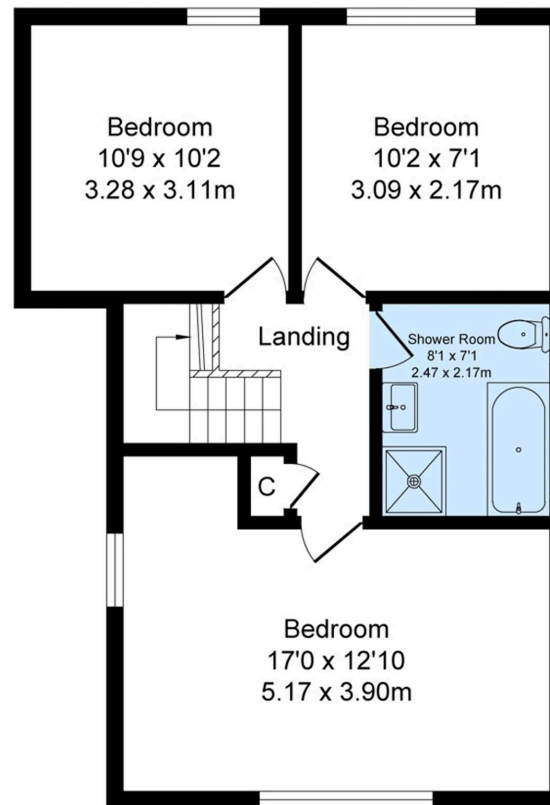
55 Langdale Road, Bramhall – SK7 1DN
£475,000





Ground Floor

Approx. Floor
Area 1126 Sq.Ft
(104.6 Sq.M.)



First Floor
Approx. Floor
Area 549 Sq.Ft
(51.0 Sq.M.)





Description

We are delighted to offer for sale this spacious 3 bedroom link detached home, which is located within a popular residential development in the heart of Bramhall. This property is offered for sale with no chain and has recently been redecorated including new carpets fitted to certain rooms.

The property is positioned on a good size plot with ample driveway parking to the front, plus front garden area adjacent to the drive, and the driveway leads to a spacious attached garage which has additional storage facilities within. The first garage section is ideal as extra parking space but also provides the potential to convert, which is further enhanced by the extra home office / multi-functional space to the rear of the garage. At the rear of the property there is a good size rear garden which is well stocked with mature borders, a lawn area and patio.

We trust our floor plan and photographs will give you a good impression of the shape, size and layout of the accommodation as well as the design and style. In brief the accommodation comprises; you first enter the home via the main entrance door which is positioned on the side of the property and leads into the hallway which in turn has stairs leading to the first floor, storage facilities and access to the lounge and dining room. The lounge is an excellent size and faces the front, with feature fireplace to one wall, and on the opposite side of the entrance hall there is the separate dining room which gives access through to the conservatory.

Adjacent to the dining room is the spacious kitchen, fitted with modern units at one end and positioned perfectly for the potential of creating larger open plan living space if you wanted to combine the kitchen and dining room. The garage and office as mentioned above, might also provide areas to consider converting into more kitchen utility space if required.

Upstairs the property boasts well proportioned rooms, with large bedroom looking over the front aspect and two further good size bedrooms found off the landing which overlooking the rear aspect, plus the family bathroom which can be accessed off the landing.

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

1. **Tenure:** Freehold
2. **Rent Charge:** £14 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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