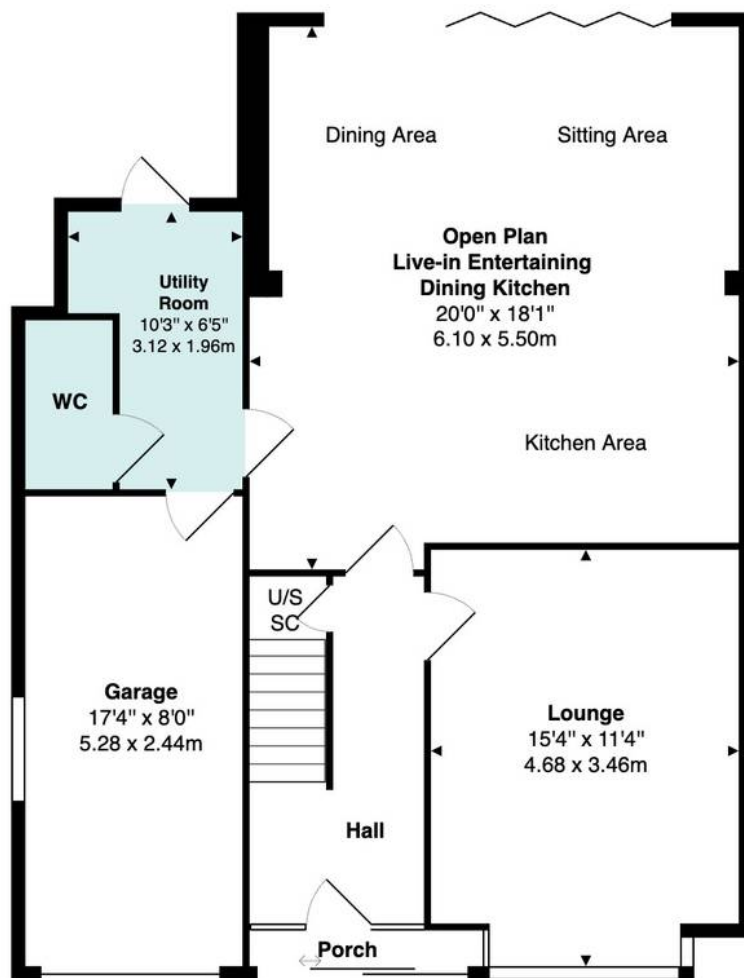


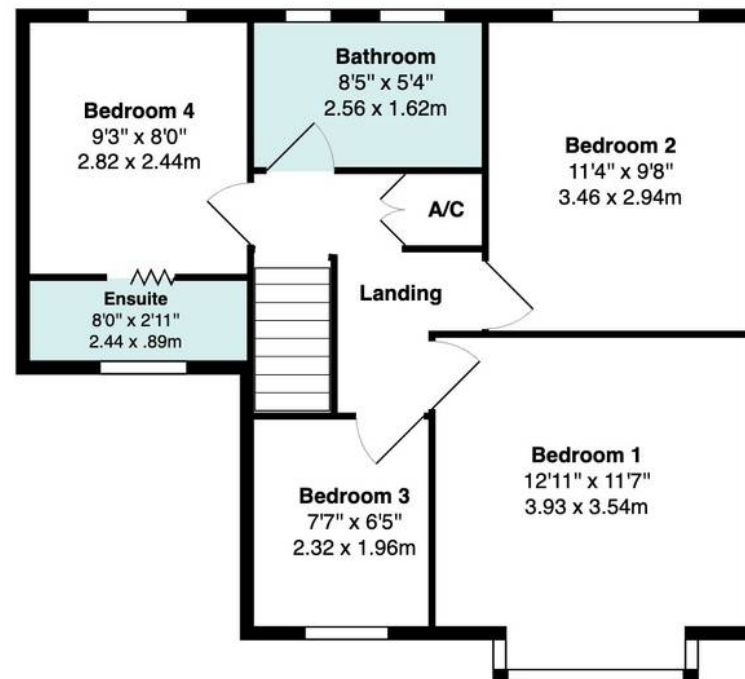


77 Meadway, Bramhall – SK7 1LX
£595,000

Ground Floor
Approximate Area: 837 ft² ... 77.8 m²



First Floor
Approximate Area: 520 ft² ... 48.4 m²



Approximate Total Area: 1358 ft² ... 126.2 m²





© Snapes Estate Agents



© Snapes Estate Agents



© Snapes Estate Agents







Beautifully Presented 4 Bedroom Detached House on the conveniently located Meadway in Bramhall.

Are you searching for the perfect family home in Bramhall? Look no further than this beautifully presented 4 bedroom detached house on Meadway. With its spacious layout, contemporary open plan living, and good sized garden, this property offers everything you need for comfortable living.

Step inside and be immediately greeted by the bright and inviting entrance hall. To your right, you will find the separate front lounge, ideal for relaxing and entertaining guests. Imagine cozying up on the sofa on a cold winter's night, enjoying a cup of tea while watching your favourite movie. Continue through the hallway and be amazed by the extended contemporary open plan living space. This is the heart of the home, perfect for modern family living. The stylish kitchen with sitting and dining space is a chef's dream, featuring high-quality appliances and ample storage space. Prepare mouth-watering meals while still being able to engage with your loved ones gathered around the dining table. A separate utility room is conveniently located next to the kitchen, providing additional storage and laundry facilities. No need to worry about a cluttered kitchen – keep it clean and organised. The ground floor also boasts a downstairs toilet for your convenience. No more queuing for the bathroom in the morning rush!

Make your way up the staircase to the first floor where you will discover four generous bedrooms. Each bedroom offers a comfortable space to unwind and rest after a long day. The design and layout of the bedrooms allow for flexibility – use them as a home office, a playroom, or a guest room – the choice is yours! The contemporary bathroom features modern fixtures and fittings, providing a tranquil retreat where you can pamper yourself in style. Imagine indulging in a relaxing bath or stepping into a refreshing shower – it's your oasis of calm! In addition there is a further ensuite shower room with walk in shower and low level WC, so three toilets to choose from.

Outside, the property truly shines. The attached garage provides secure parking and additional storage space. The enclosed rear garden and side space offer a private oasis for outdoor entertaining, children's play, or simply enjoying a peaceful moment in the sunshine. Imagine hosting barbecues or birthday parties. With ample drive space set back from the road, parking will never be a problem. No more endless searches for a parking spot – simply pull into your own driveway and step into your comfortable home.

Located in the sought-after area of Bramhall this property offers easy access to local amenities, schools, and transport links. You can enjoy the tranquility of suburban living while still being within close proximity to the vibrant village centre.

Don't miss this opportunity to own a beautifully presented 4 bedroom detached house in Meadway, Stockport. Call now to arrange a viewing and make this house your dream home!

Important – wherever you are reading this (online) please click on the link or tab which is named "Material Information" or "Important Information" This link offers more detailed and important information about the property and surrounding area including but not limited to; tenure, title information, local planning applications, schools, transport, flood risks etc.

Tenure: Leasehold

Lease Dates: 999 Years from 30.11.1964 to 30.11.2963

Rent Charge: £20 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 / Important Information is provided by Sprift, who in turn source their information from place as noted in the disclaimer section of the report. The information is provided in link format due to the ever changing data which is being reported and the volume of data which we would be unable to realistically write in the description above or recite verbally each time we speak to a potential buyer. The information is not to replace you taking advice from your solicitor or surveyor. The various portals where you will read this disclaimer might rename the tab or link to this information and might also display the link in a place not as easy to find as we would like it to be. We can provide the link on demand.

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

Snapes Estate Agents, Maple House Maple Road - SK7 2DH

0161 440 8700

bramhall@snapes.co.uk

www.snapes.co.uk

