



1 Larchway, Bramhall – SK7 2AL  
£575,000

# 1 Larchway

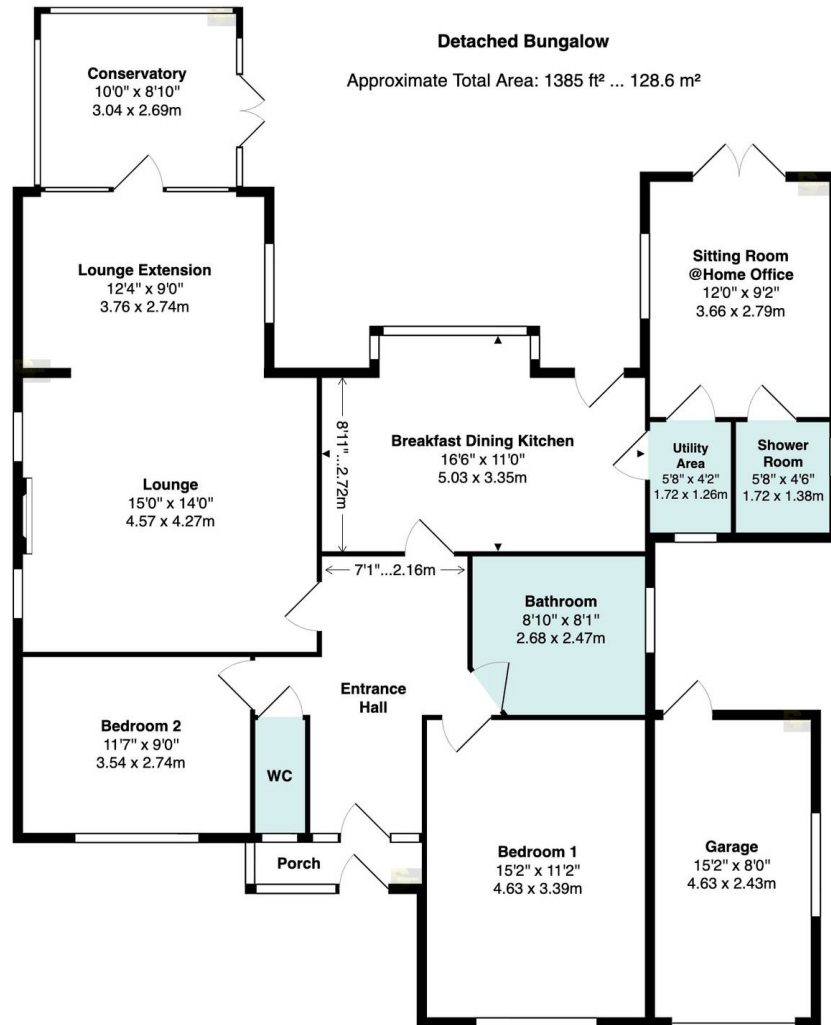
Bramhall, Stockport

Spacious Detached Bungalow | Extended Accommodation | 2 Bedrooms | 3 Reception Areas | Lounge | Sitting Room | Conservatory | Contemporary Shower Room | Modern Bathroom | Utility Space | Attached Garage | Ample Driveway Parking | Landscaped Rear Garden | Attractive Frontage | No Onward Chain

We are delighted to offer for sale this attractive and extended 2 bedroom detached bungalow which is located on the popular Larchway address in the Thornway area just off Ack Lane East. Before reading this brief description we strongly advise you study the photographs and floor plans we have prepared so you get a better understanding of the layout, size and design of the property. Better still why not call the office and arrange a viewing, so you get the feel of this spacious and adaptable home.

Outside: The property occupies a lovely plot with a good frontage providing a lawn area and well stocked borders, plus a spacious driveway area which leads to the attached garage. There is gated access to the side of the property which then leads through to the lovely landscaped rear garden, boasting a private feel due to the property types currently surrounding its borders. (See photos) The garage can be accessed via the front or rear and provide more parking for a suitably size car, with electric door.

The finishing off the accommodation you have 2 bedrooms, plus the modern main bathroom and a further separate WC, all of which are located off the entrance hall. The room count and number of bathrooms makes the home extremely adaptable, before considering the loft space and attached garage which could be converted subject to the relevant permission.



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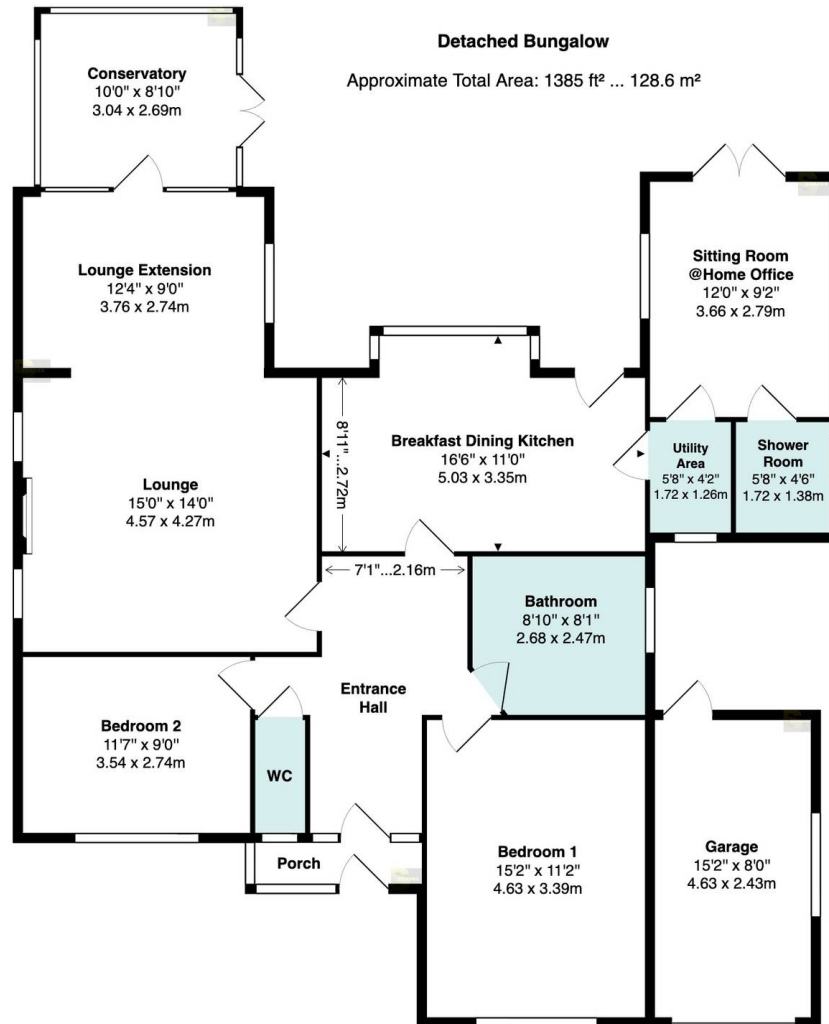
**Important - wherever you are reading this (online) please click on the link or tab which is named "Material Information" or "Important Information"** This link offers more detailed and important information about the property and surrounding area including but not limited to; tenure, title information,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

1. **Tenure:** Freehold

2. **Rent Charge:** £10 P/A on Register.

We await confirmation of the £10 per annum rent charge is still collected.

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## Snapes Estate Agents Bramhall

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

0161 440 8700

bramhall@snapes.co.uk

www.snapes.co.uk

