

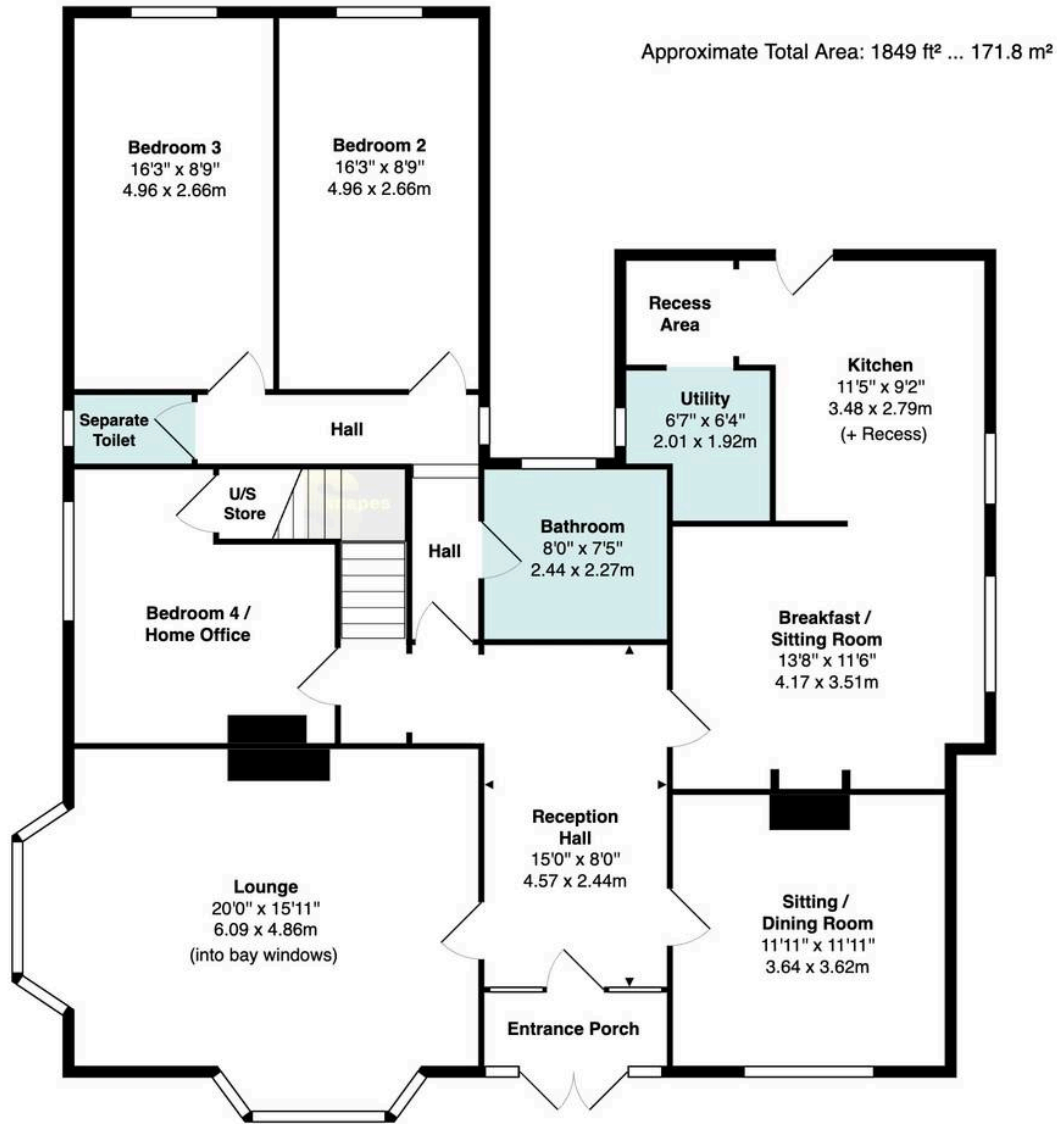


56 St. Michaels Avenue, Bramhall – SK7 2PL

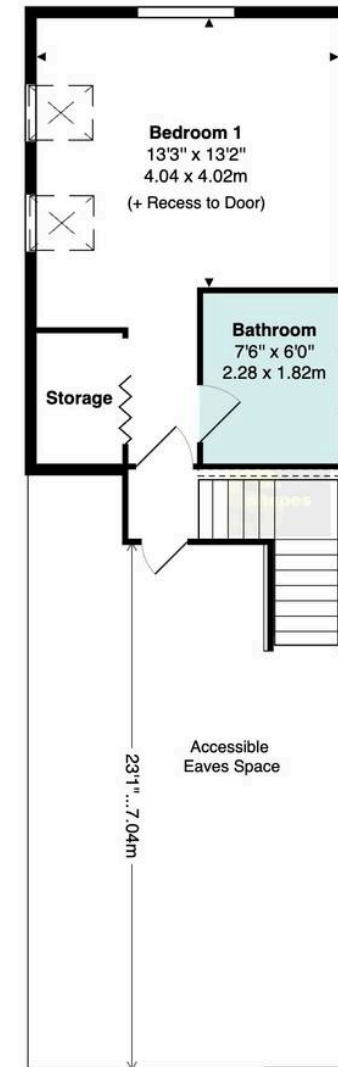
Offers Over £799,950



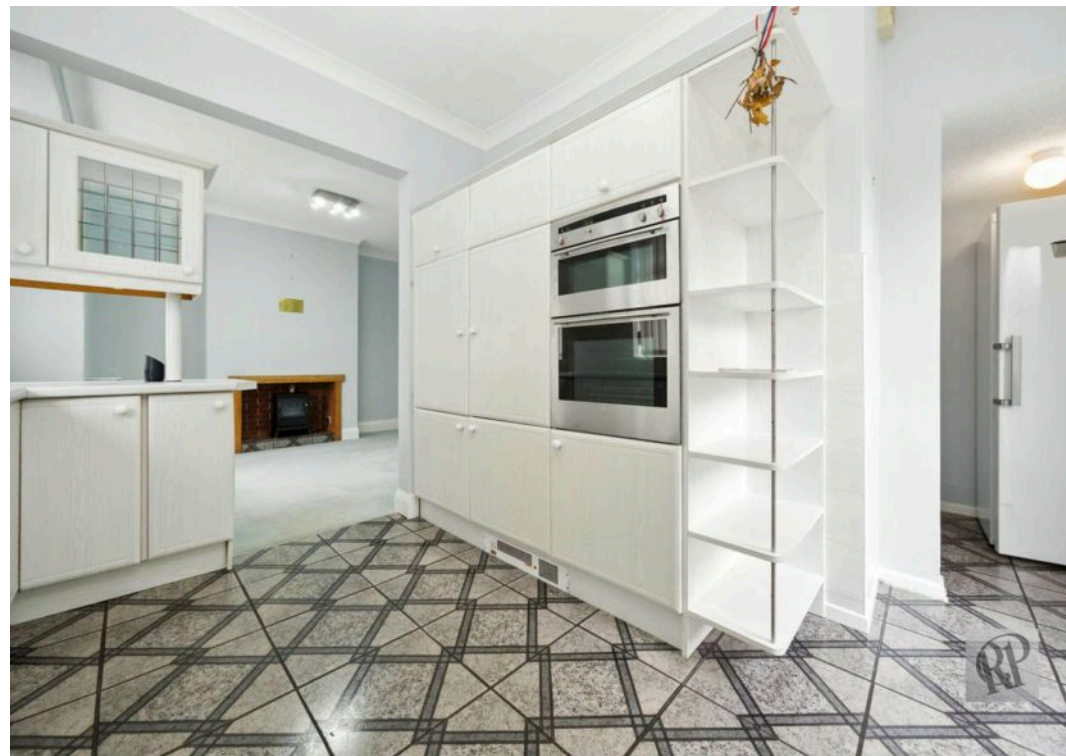
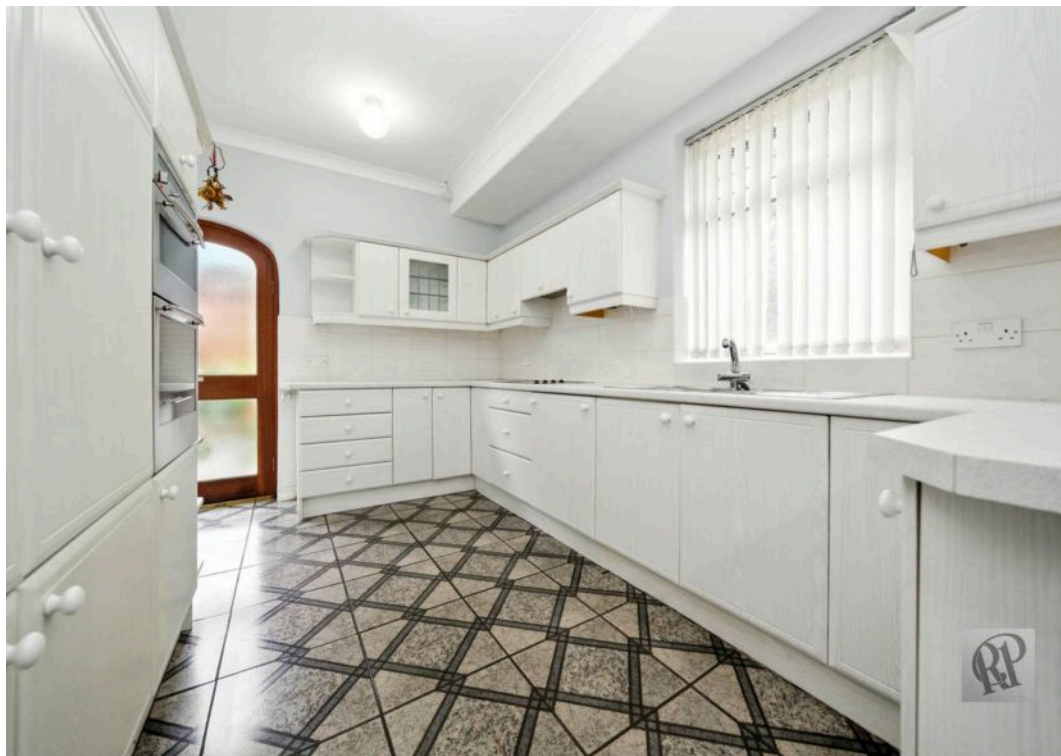
Ground Floor
Approximate Area: 1547 ft² ... 143.7 m²



First Floor
Approximate Area: 302 ft² ... 28.1 m²











Description

We are delighted to offer for sale this exceptional 4-bedroom detached bungalow situated on a commanding corner plot in the prime St. Michaels Avenue address. Boasting a spacious and adaptable layout, this property offers a unique opportunity for those seeking a spacious home in a sought-after location.

Upon entering, you are welcomed into a spacious reception hall that leads to the three reception rooms, each offering a different perspective on the property's homely feel. The kitchen area and utility room provide a functional and practical space for culinary enthusiasts, while the extra separate toilet adds convenience for guests or family members living in the home.

The accommodation comprises four generously sized bedrooms, with the master bedroom featuring an en-suite bathroom for added luxury and both of these are positioned on the first floor where you will also find access to a vast area of loft space. A further bathroom serves the remaining bedrooms on the ground floor, ensuring comfort for all residents.

The property's layout be perfect for families including those looking for accommodation which might suit a buyer looking for a space for a dependent relative perhaps. The mature well-stocked gardens provide a peaceful setting with lawn areas, well stocked borders and hardstanding patio areas to the rear of the home.

Conveniently situated close to schools and with easy access to transport links. The double detached garage provides ample space additional parking or for storage or can be converted to suit the new owner's needs, offering endless possibilities for customisation.

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: E



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