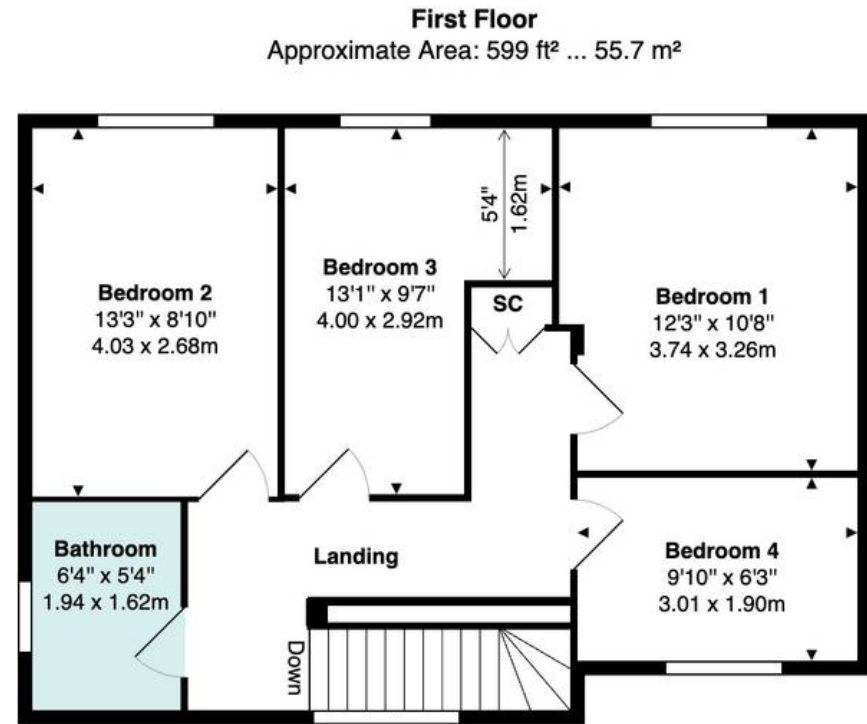
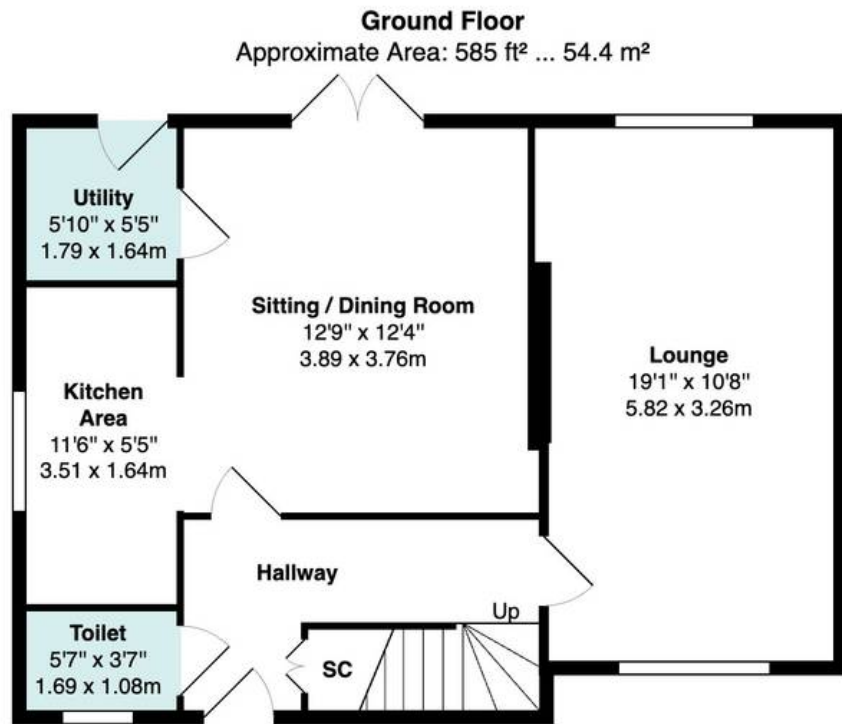




118 North Park Road, Bramhall – SK7 3HS

Guide Price £345,000





Approximate Total Area: 1184 ft² ... 110.0 m²





A good size 4 bedroom semi detached home offered for sale with no vendor chain – Located in a popular residential area, providing easy access to local schools, shops and commuter links – The home offers a spacious lounge and lovely open plan living space to the rear with sitting / dining room space and a modern fitted kitchen area plus separate utility room, there is also a downstairs toilet, plus under stairs storage before you find the gallery landing, 4 bedrooms and a bathroom with shower over bath. In addition the property benefits from easy loft access with flooring and lighting, providing useful extra space.

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: Freehold

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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 or tenant. The information is not to replace you taking advice from your solicitor, surveyor, or you doing your own research to ensure you are happy with the report. The various portals where you will read this disclaimer might rename the tab or even remove or change the link to this information. They 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, usually measured into Bay Windows, may not show all 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 or rental lease, both internally and externally. If buying 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: C



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