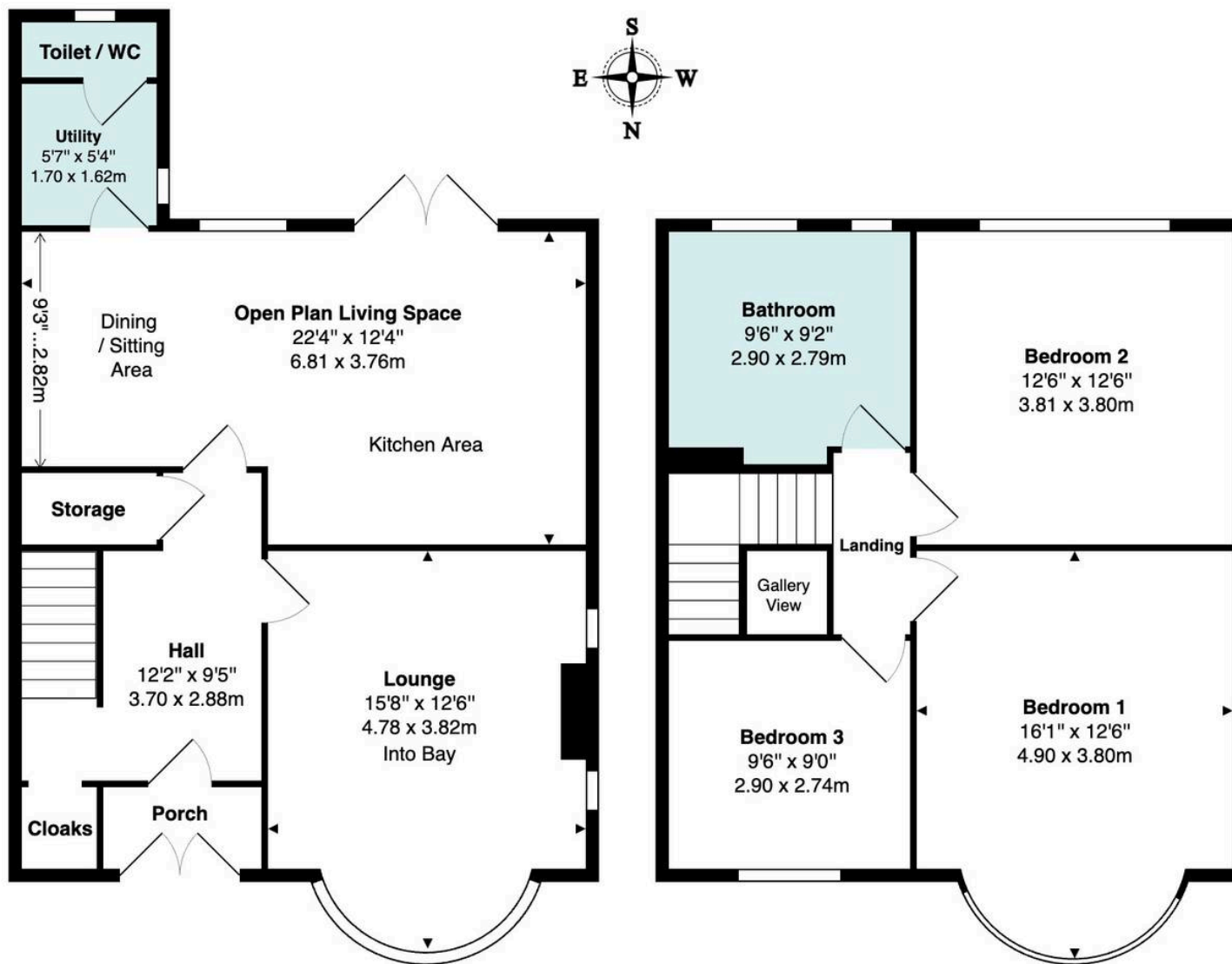




6 Dalston Drive, Bramhall – SK7 1DW
£579,950



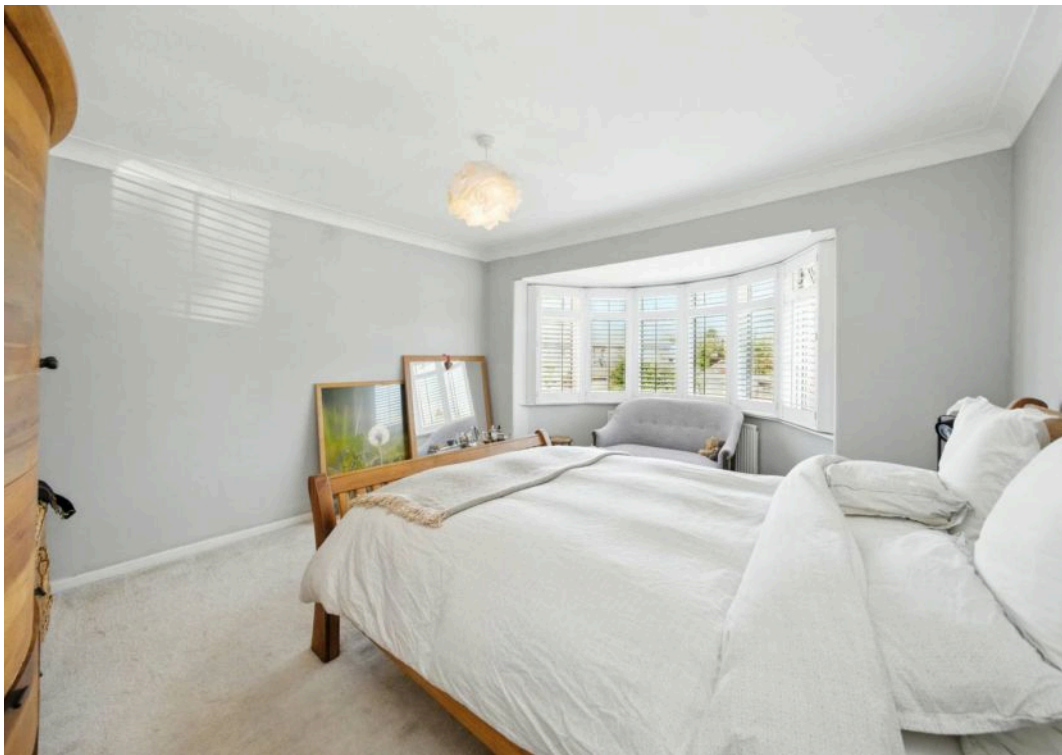


Ground Floor
Approximate Area: 623 ft² ... 57.9 m²

First Floor
Approximate Area: 583 ft² ... 54.1 m²

Approximate Total Area: 1206 ft² ... 112.0 m²





Description

We are delighted to offer for sale this beautifully presented 3-bedroom semi-detached house, located in one of Bramhall's most sought after residential locations, due to its position close to local schools, the easy access to the village and the convenience to access transport links and public transport.

The hall-dividing build design sets it apart from many other semi detached homes, as it's main lounge and main bedrooms are not connected to the neighbouring home. As you step inside you are greeted by a larger than average entrance hall, with cloaks recess and access to under stairs storage. The hall then gives access to the stylish open plan dining kitchen, ideal for family gatherings. We trust our photographs will give you a good idea of the stylish taste in which it was fitted, and also capture the space and layout with the dining area offering the potential of being a sitting space instead if a more informal arrangement is preferred. Then you have a spacious lounge bathed in light from the bay window and 2 additional side windows. Other features include a convenient utility room, keeping the kitchen area free from laundry plus a downstairs WC/toilet. The 3 good-sized bedrooms offer well proportioned space for relaxation and the contemporary bathroom, complete with bath a shower, adds a touch of luxury and practicality to this superb family home.

Step outside to a beautifully landscaped oasis, featuring a lawn area adjacent to the driveway and a pathway leading to the door. The mature rear garden, enjoying a South facing aspect, offers privacy with its borders and a charming outdoor covered patio area, extending the living space for outdoor entertaining or relaxation. The expansive lawn wraps around the brick built garage, which is ideal for various uses such as a workshop, home gym, or extra storage space. Ample driveway parking leads to the garage, which is equipped with power and light. This property presents a unique opportunity for those seeking a beautifully presented home with versatile outdoor spaces and potential for personalisation.

Don't miss the chance to experience the lifestyle this property offers firsthand - book a viewing today!

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

[See Important Information Link](#)

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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. 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: E



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