



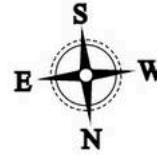
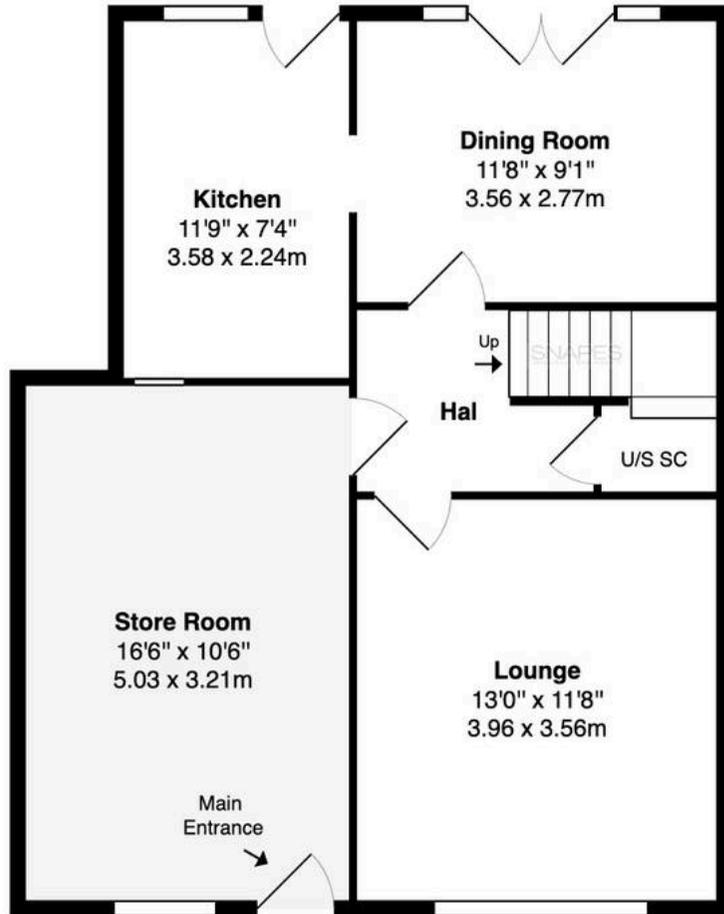
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13 Geneva Road, Bramhall – SK7 3HT

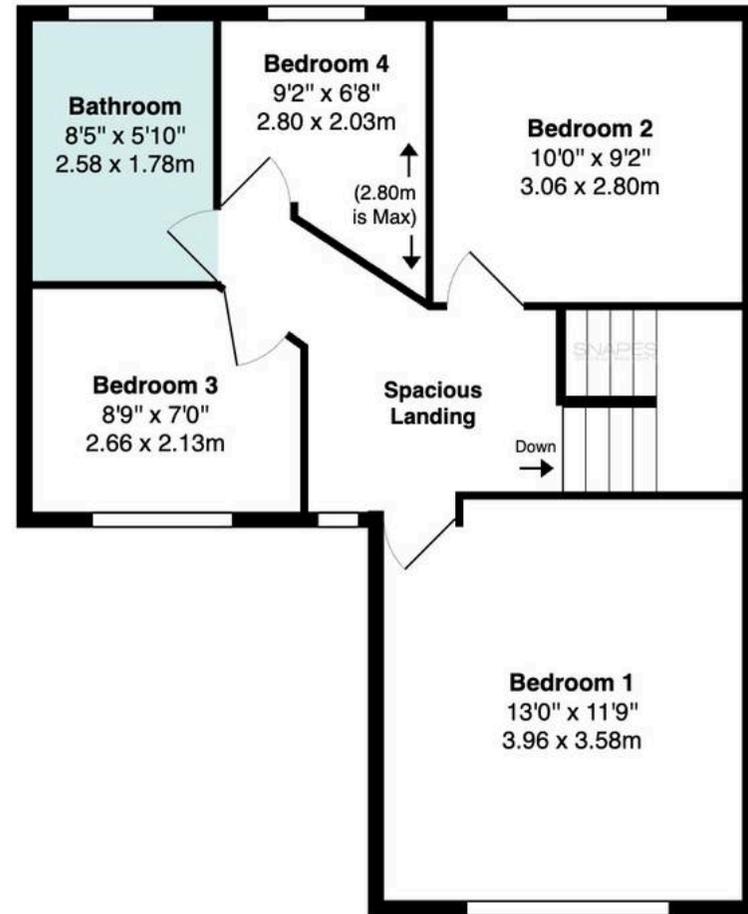
Guide Price £339,950



Ground Floor
 Approximate Area: 604 ft² ... 56.1 m²



First Floor
 Approximate Area: 515 ft² ... 47.9 m²



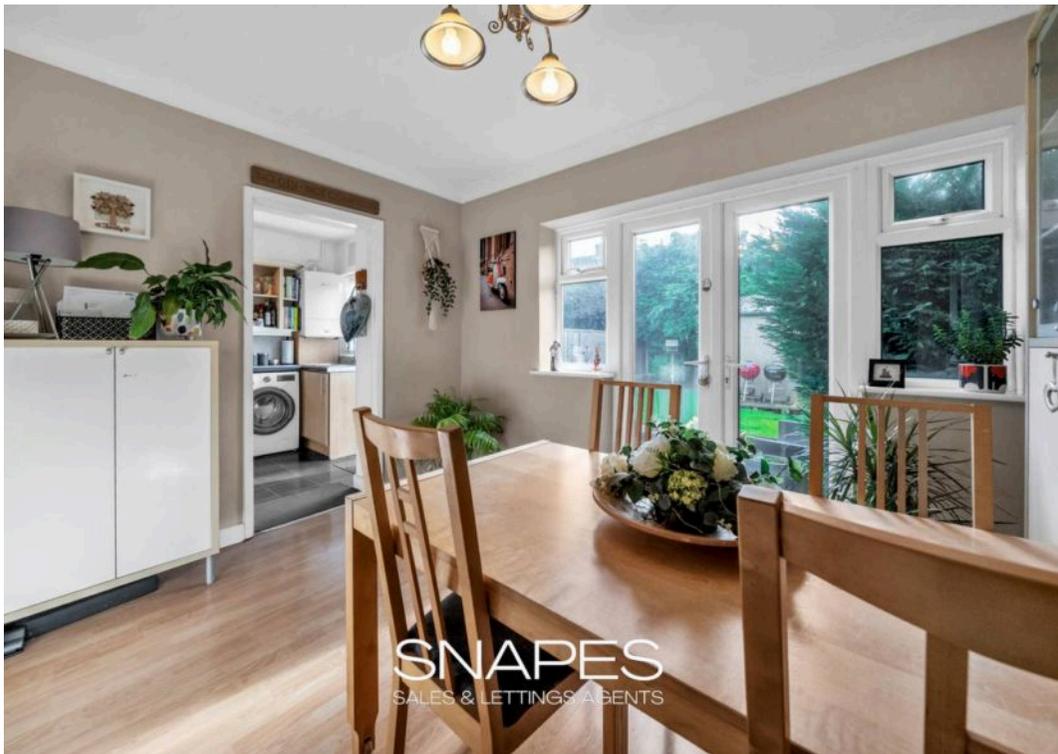
Approximate Total Area: 1119 ft² ... 104.0 m²



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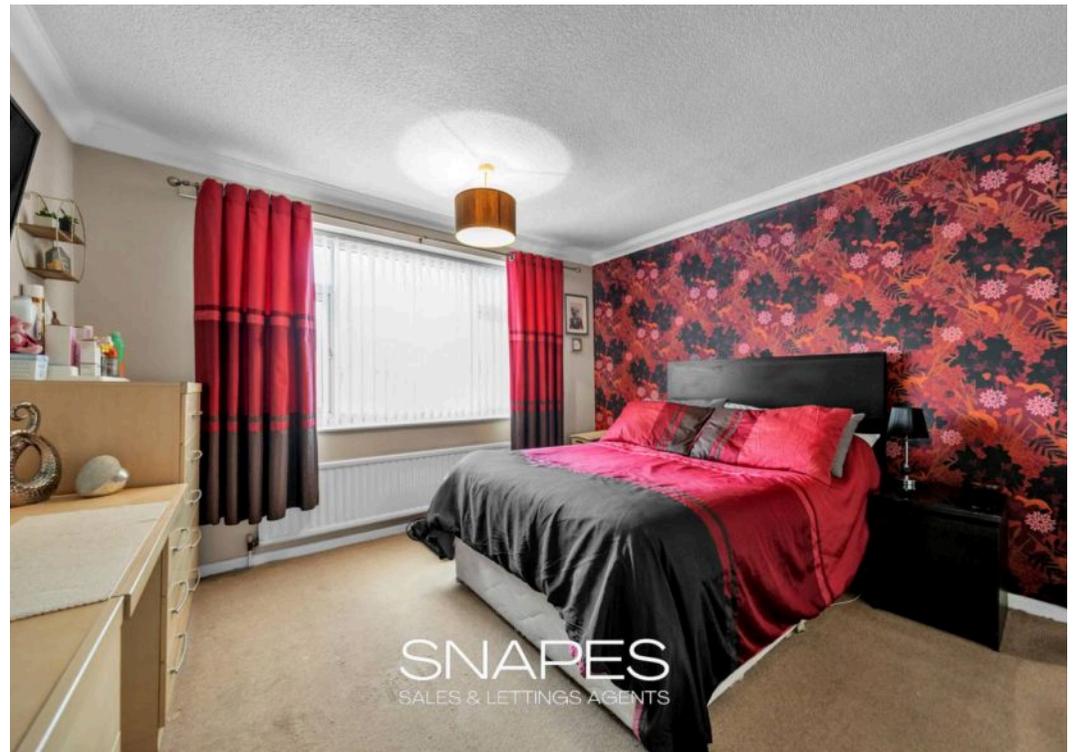


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DESCRIPTION

We are delighted to offer for sale this spacious and well-presented four-bedroom link-detached home, perfectly suited for modern family living. This inviting property boasts a generous layout with a large lounge that enjoys an abundance of natural light, providing a warm and welcoming space for relaxation or entertaining guests. The separate dining room, conveniently located adjacent to the well-equipped kitchen, creates a seamless flow for family meals and entertaining. Upon entry, you are greeted by a substantial and adaptable storage room, ideal for storage or converting the area perhaps to use as a home office, playroom, or additional utility space to suit your lifestyle. Upstairs, four well-proportioned bedrooms offer comfortable accommodation for all the family, complemented by a contemporary family bathroom finished to a high standard. Each room has been thoughtfully designed to maximise space and comfort, ensuring a sense of privacy and tranquillity throughout the home.

Stepping outside, you will find a good size rear garden, perfect for children to play, alfresco dining, or simply unwinding in the open air. The garden provides ample opportunity for keen gardeners or those looking to create their own outdoor oasis, with plenty of space for seating areas, planting, or even a summerhouse. To the front, a well-tended garden adds to the property's attractive kerb appeal, while the driveway provides convenient off-road parking for multiple vehicles. Whether you are seeking a peaceful retreat or a vibrant space for entertaining, this property's outdoor areas offer endless potential to create your ideal lifestyle. Viewing is highly recommended to fully appreciate the charm, space, and versatility that this wonderful home has to offer.

IMPORTANT INFORMATION

Tenure: Freehold. We await confirmation of this (5th Feb 2026)

We use various photo editing services to enhance the photos of the property, including virtual staging (to show an empty property with furniture) and item removal services. This is done to assist house hunters in understanding the space, layout and potential style of the home without the owners' belongings, which would not remain at the property on completion. Any digitally altered, virtually staged or edited images are for illustrative purposes only and must not be relied upon as an accurate representation of the property's current condition, contents, fixtures, fittings or final appearance.

Appliances and services have not been tested, including (but not limited to) heating, water, electrical, plumbing, drainage, alarms, and any other mechanical or electrical installations. No warranty or representation is given as to their condition or working order. Purchasers are advised to obtain independent professional verification and carry out their own inspections prior to exchange of contracts.

All measurements, dimensions and floor areas are approximate and provided for guidance only. Where measurements are stated, they are likely to represent the maximum room dimensions unless otherwise specified. Any reference to area has been calculated using floor plan software and is for indicative purposes only. Buyers must not rely on any stated measurements or floor areas for valuation, mortgage, legal, or purchasing purposes, and should satisfy themselves as to accuracy by inspection and/or professional survey.

Important / Material Information: When viewing this property online, please locate and click the link, tab or call-to-action (CTA) labelled **"Material Information"** or **"Important Information"**, as it contains material information relevant to the property, its position and surroundings. This may include (but is not limited to) tenure, title information, local planning applications, schools, transport links and flood risk. Some websites may remove, rename, truncate or display this information incorrectly. If the link is not visible, unavailable, or you are viewing these particulars in printed form, you must contact our office to request access prior to viewing and/or making an offer. It is the responsibility of any buyer to ensure they have read and understood this information before proceeding.



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