



164 Seal Road, Bramhall

Offers Over £300,000 Freehold

POTENTIAL TO EXTEND STPP • IN NEED OF MODERNISATION • CLOSE TO LOCAL SHOPS AND AMENITIES • NO ONWARD CHAIN • THREE BEDROOMS • OFF ROAD DRIVEWAY PARKING



Council Tax band: C

Tenure: Freehold

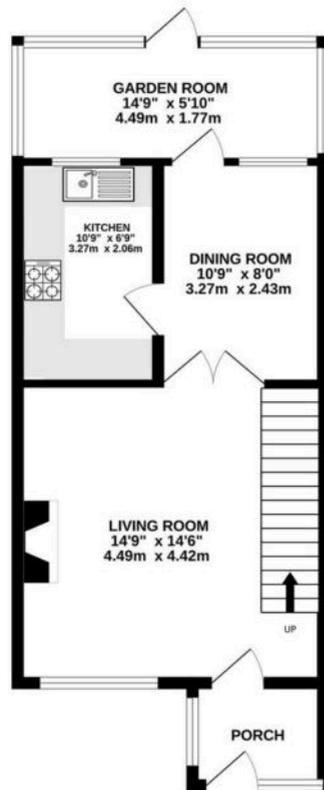
Situated on the ever-popular Dairyground Estate, this 3 bedroom semi-detached property is offered for sale with no onward chain. This lovely home presents an exceptional opportunity for buyers seeking a property with potential to both add value and modernise. The accommodation is arranged over two floors and is in need of renovation throughout, providing a blank canvas for refurbishment or reconfiguration, subject to planning permission.



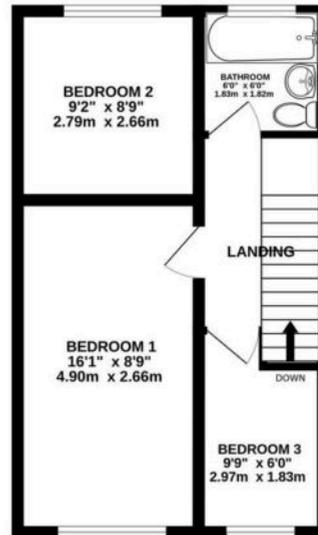
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GROUND FLOOR
482 sq.ft. (44.7 sq.m.) approx.



1ST FLOOR
371 sq.ft. (34.5 sq.m.) approx.



TOTAL FLOOR AREA: 853 sq.ft. (79.3 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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The ground floor comprises of a welcoming entrance porch area, providing practical storage space, leading into a generously sized living room, adorned with natural light. To the rear of the property, there is a dining area boasting ample space for dining or potential to be adapted to suit a variety of uses such as a home office or playroom. Adjacent to the dining room, there is a good kitchen space, providing plenty of scope for redesign to create a contemporary culinary space or perhaps a more open plan kitchen dining area, following a reconfiguration of the space.

To the first floor of the property, there is a generous landing space, seamlessly connecting you to the bedrooms and bathroom. The bathroom is currently fitted with a three piece suite, comprising of a W/C, a sink and a bath with a shower above. Two of the three bedrooms are fantastic double bedrooms, whilst the third bedroom is a good sized single bedroom, offering plenty of space for families. The layout of the home is practical, with clear potential to reconfigure or extend, subject to the necessary permission, to suit modern family living.

Externally, to the rear, the property has a brilliantly sized garden, offering a wonderful space for relaxing during the warmer summer months. To the front, the property has a lawned area and a generously-sized driveway offering off-road parking, with additional on-road parking also available. This is a fabulous chance to acquire a property with such promise in a sought-after location, whether you are a first time buyer, a family seeking more space, or an investor looking for a project. Early viewing is highly recommended to appreciate the full potential and possibilities that this property has to offer.

PROPERTY MISDESCRIPTIONS ACT 1991 For clarification, Leighton Snow Agents wish to inform prospective purchasers, that we have not carried out a detailed survey, nor have we tested any of the appliances or heating system and cannot give any warranties as to their full working order. Purchasers are advised to obtain independent specialist reports if they have any doubts. All measurements are approximate and should not be relied upon for carpets or furnishings.



