



91 Dairyground Road, Bramhall

Freehold

FOUR BEDROOM DETACHED • LARGE CORNER PLOT • GENEROUS DRIVEWAY • UPDATING CARRIED OUT SINCE 2019
INCLUDING NEW WINDOWS, BARGE BOARDS AND SOFFITS AND FACIAS • INTEGRAL GARAGE • CLOSE TO SOUGHT-AFTER
SCHOOLS AND LOCAL SHOPS



This marvellous family home boasts plenty of space together with superb storage. Sitting on a generous corner plot with a large driveway, the property is ideally placed for primary and secondary schools as well as local shops. Having been well-loved and taken care of by the current owners for over forty years it is now time for a new family to come in and make it their own.

Council Tax band: E

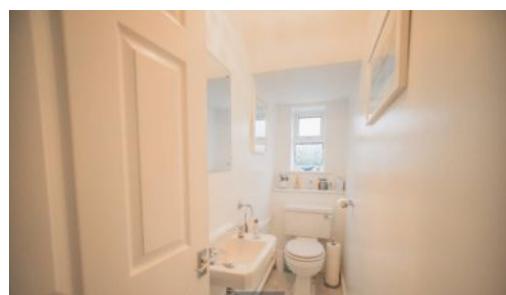
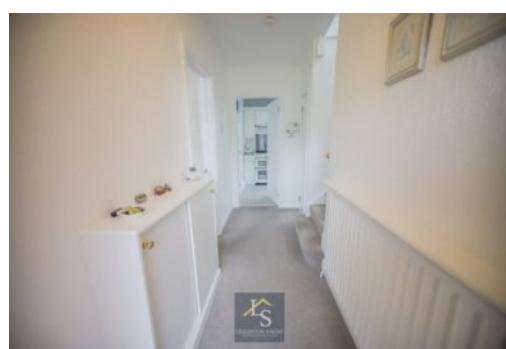
Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

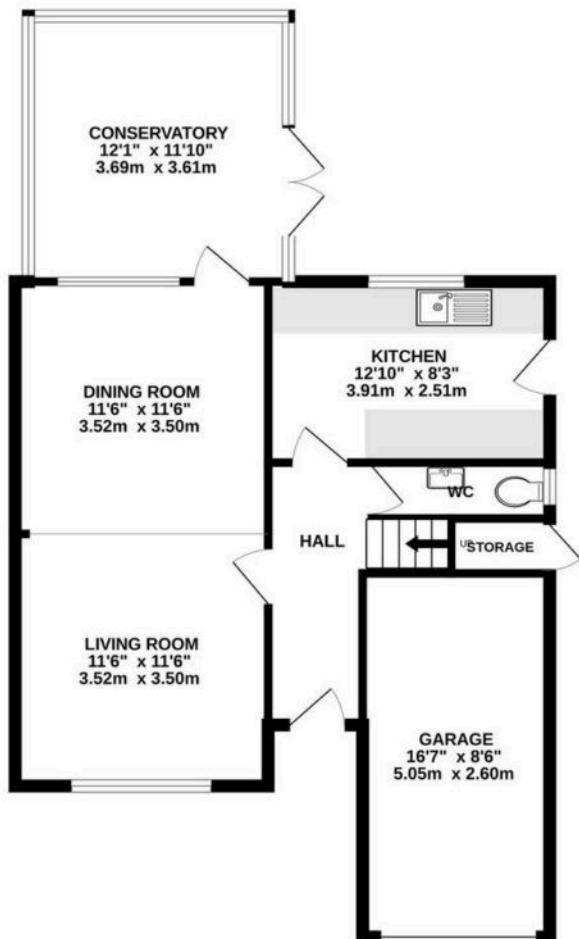


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GROUND FLOOR
750 sq.ft. (69.7 sq.m.) approx.

1ST FLOOR
560 sq.ft. (52.0 sq.m.) approx.



TOTAL FLOOR AREA: 1310 sq.ft. (121.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms 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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There is plenty of space in this lovely home for growing families. The entrance hall provides a warm welcome and to the left provides access into the light and spacious living room and dining room. This is a fabulous open-plan room extending 24ft, with dual aspect windows and patio doors leading out to the impressive conservatory. The conservatory has had its windows and roof replaced in 2022 and is a large room with wonderful and private views over the garden. The kitchen sits at the foot of the hallway and provides plenty of worktop and storage space with a side door allowing access out to the garden. There is a WC off the hallway, and the integral garage is accessed via an external side door and an up and over garage door from the driveway. An external storage cupboard completes the ground floor accommodation.

To the first floor there are four well-proportioned bedrooms, three of which offer deep fitted wardrobes providing superb storage options. Further storage can be found in the boarded loft space. The family bathroom boasts a white suite comprising bath with shower over, WC and wash hand basin. The current owners have lived in the property for over forty years and have maintained the space superbly well. Windows have been replaced throughout the house in 2022, as well as new soffits and fascia's, new barge boards in 2019 and the boiler being annually serviced.

Externally the corner plot wraps around the house and provides a superb driveway as well as excellent space to the right hand side of the house. Enclosed by mature hedging the property benefits from good privacy.

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



