



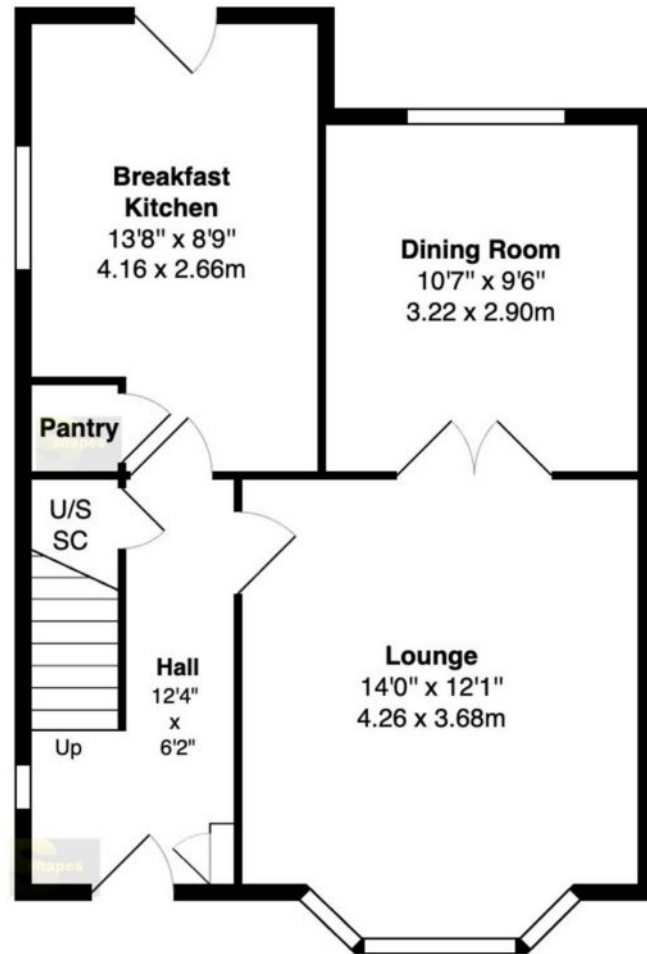
SNAPES
SALES & LETTINGS AGENTS

56 Ashley Drive, Bramhall – SK7 1EP
£395,000



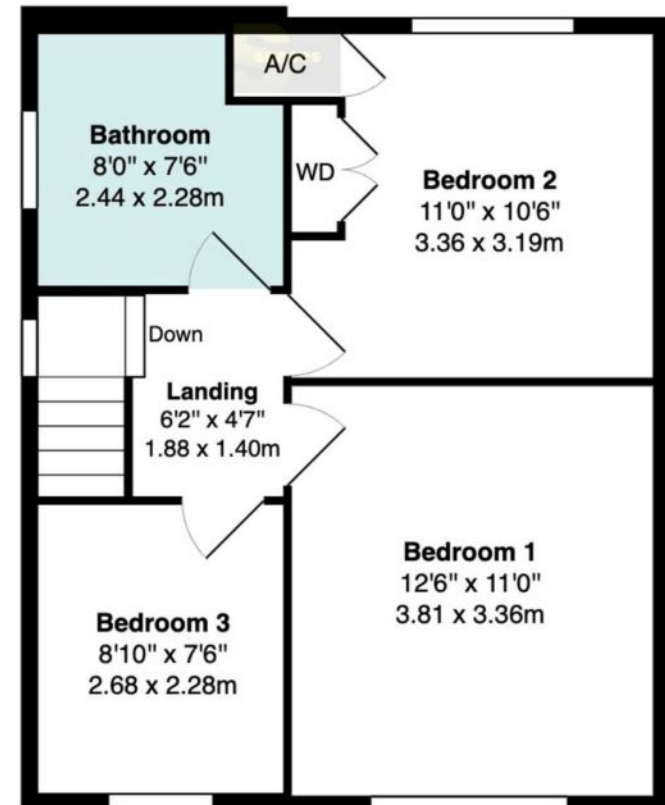
Ground Floor

Approximate Area: 466 ft² ... 43.3 m²



First Floor

Approximate Area: 436 ft² ... 40.5 m²









With a little bit of humour and a whole lot of sincerity, we are trying to set the tone correctly for the owners of this property. So let's get to the facts! This property needs updating! We might not be forgiven if we just wrote "do not view if you don't want to do any work" as no viewings might lead to our client wondering if we have been a bit to direct, but maybe this is what we need to be, to ensure we don't waste your time as much as everyone else's.

So ask yourself before you call to view, because we will; Do you want to do work? how much work? and have you got the budget? All fair questions if truth be known.

So, to paint the picture with the level of works required: We guesstimate you could spend up to £50,000 on a standard refit, before adding the luxuries sometimes dreamt about when house hunting. By luxuries we mean adding an extension, knocking walls down, installing bi-fold doors, maybe a loft conversion, or a media wall, plus top of the range flooring and internal doors at £100 each, not £30!

What we are trying to say is: this home needs money spending on it, but it has been priced to reflect this! With completed sales on near-by homes with smaller rear gardens achieving between £425,000 to £450,000 during 2025, it would be fair to say, this property with the larger garden should well be worth more. Just to build a detached garage like it has would cost a pretty penny today.

Strip back the above and what you have is a home, waiting for the next chapter of it's life to be written. Could you live in the home? YES, and whilst you might decide you wouldn't want to, it would be fair to admit, the property is not inhabitable, it is simply dated. Our floor plan will show the space, shape and size of the accommodation on offer and flicking through our photos will give you an idea of the style and design. We appreciate our photos do make rooms look bigger sometimes so again, we urge you to look at the floor plan.

So if you are looking to add your own taste to a property, to create a home to call your own, and you are fed up of viewing houses which are nice, but price to reflect a nice, which you would end up changing, then this might just be the property for you.

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.

1. **Tenure:** Leasehold
2. **Lease Dates:** 999 Years from 16.03.1965 to 16.03.2964
3. **Rent Charge:** £16 Per Annum

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