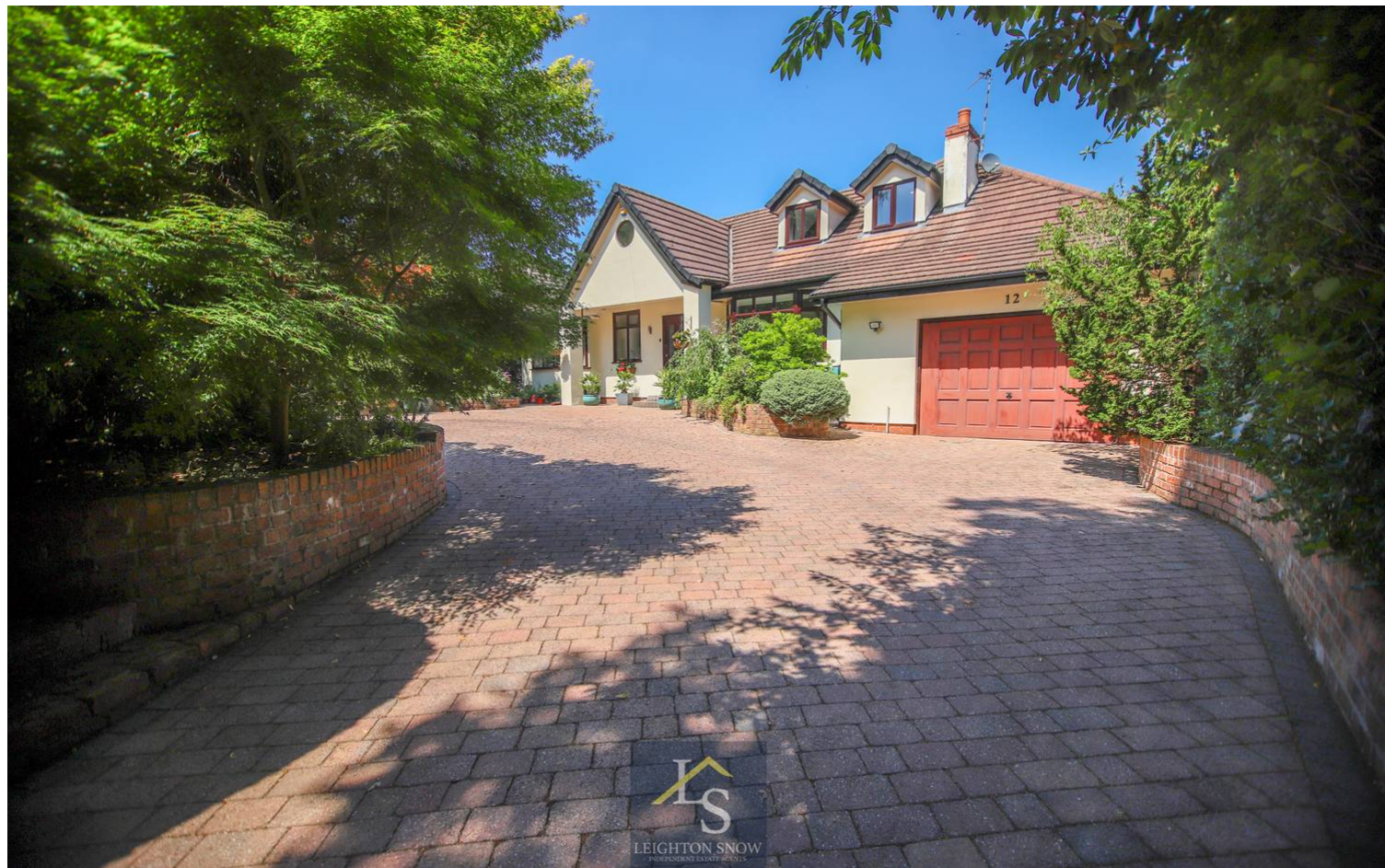




12 Linney Road, Bramhall

£950,000 Freehold

SUPERB PLOT WITH WELL-ESTABLISHED GARDENS • FIVE BEDROOMS, THREE BATHROOMS • SUBSTANTIAL DRIVEWAY PROVIDING AMPLE OFF-ROAD PARKING • WELL-PRESENTED THROUGHOUT • DETACHED DORMER BUNGALOW • HIGH CEILINGS AND GENEROUS ROOM PROPORTIONS • PRIVATE TREE TOP VIEWS OVER THE FRONT AND REAR ASPECT



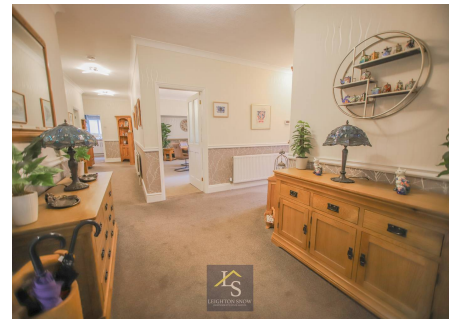
Welcome to this fantastic five bedroom detached bungalow that's a real gem tucked away on a superb plot with well-established gardens. The property boasts not just one, not two, but FIVE spacious bedrooms and THREE modern bathrooms to accommodate all your needs. As you drive up the beautiful tree-lined Linney Road, you're greeted by a secluded driveway that provides ample off-road parking for both you and your guests.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: C

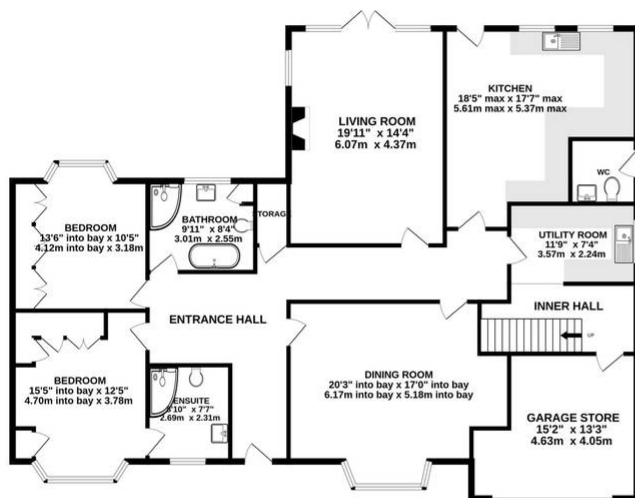
EPC Environmental Impact Rating:



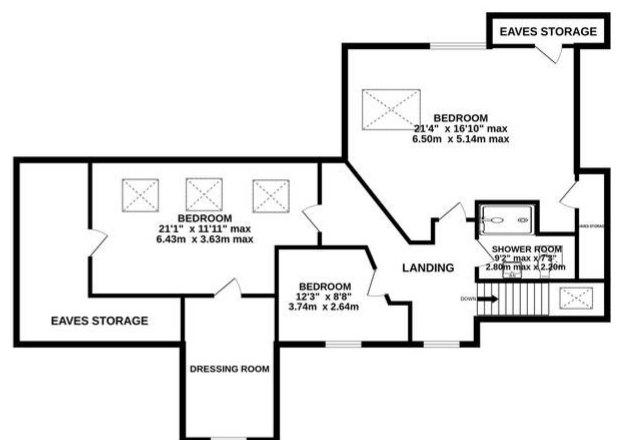
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GROUND FLOOR
2007 sq.ft. (186.5 sq.m.) approx.



1ST FLOOR
1217 sq.ft. (113.1 sq.m.) approx.



TOTAL FLOOR AREA : 3224 sq.ft. (299.6 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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Upon your entrance, you'll find a home that has been lovingly cared for and maintained by its current owners of nearly thirty years, presenting itself in excellent condition throughout. The detached dormer bungalow offers high ceilings and generous room proportions, offering a fabulous sense of space. This property is perfect for families looking for room to grow and entertain. The versatile layout offers endless possibilities enabling you to create your ideal living space. Whether you need a home office, a playroom for the kids, or a cosy reading nook, this bungalow has the space to accommodate your lifestyle. The property is currently set up to offer 5 bedrooms, two reception rooms together with three bathrooms, a large dining kitchen, a utility room and an abundance of handy storage. The rooms featured within the property are all well-proportioned and generously sized allowing for a fantastic property full of endless opportunities for a range of buyers. Beautiful finishes are adorned throughout such as the beautiful gas fireplace with Limestone surround in the living room.

With its well-manicured gardens and peaceful surroundings, this property is a true sanctuary and sits a short walk from local nature sites, ranging from Bramhall Park to The Happy Valley. The rear garden is extensive and offers a beautiful private setting. Primarily laid to lawn there is a large patio as well as raised vegetable patches and a brick-built summer house hidden behind mature hedging which boasts both electric and heating internally.

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.

