

7 Headlands Road, Bramhall

£695,000 Leasehold

FANTASTIC FOUR BEDROOM DETACHED • INTEGRAL GARAGE • GARDEN SITTING ADJACENT TO OPEN FIELDS •
FABULOUS OPEN-PLAN KITCHEN • CLOSE TO THE HAPPY VALLEY AND BRAMHALL PARK • TWO BATHROOMS



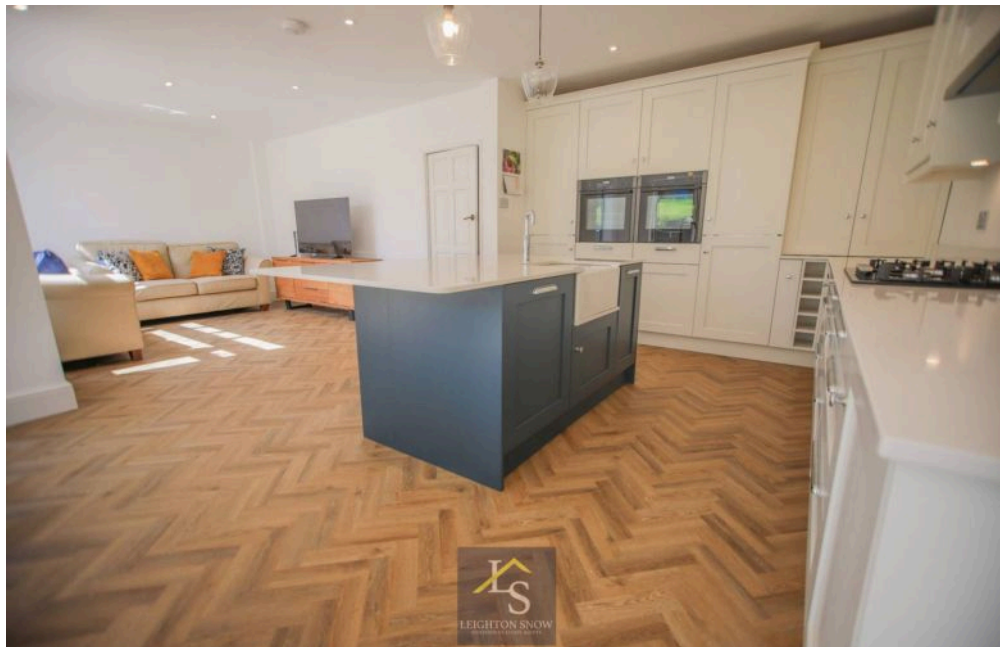
This fabulous four bedroom detached home sits on a generous elevated plot and has been recently renovated by its current owner to provide a beautiful family home with stunning open-plan kitchen. The plot is generous with driveway to the front and generous garden at the rear sitting adjacent to the open fields of Stockport Rugby Club. With The Happy Valley and Bramhall Park located a short walk away this is a marvellous family home.

Council Tax band: E

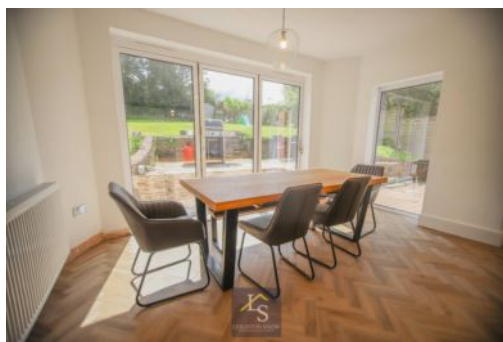
Tenure: Leasehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E



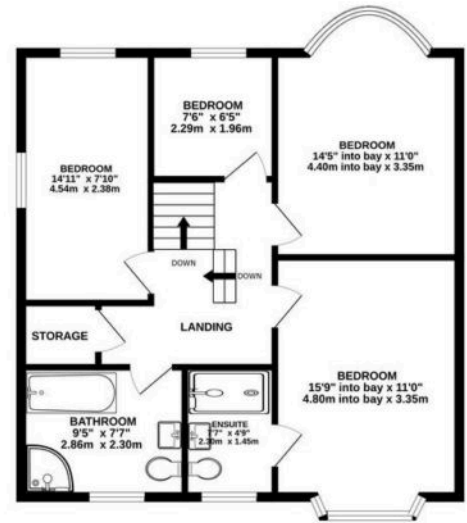
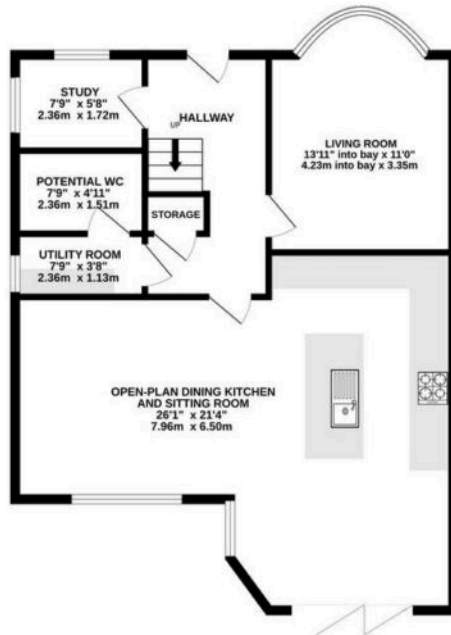
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BASEMENT
111 sq.ft. (10.3 sq.m.) approx.

GROUND FLOOR
789 sq.ft. (72.7 sq.m.) approx.

1ST FLOOR
710 sq.ft. (65.5 sq.m.) approx.



TOTAL FLOOR AREA : 1610 sq.ft. (149.6 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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Externally there is a raised paved patio providing a super space to dine and relax in the warmer months. Beyond this is the large lawn that is enclosed by wooden fencing and mature hedging. There is a great level of privacy benefitting from the secure playing fields beyond. There is access round the side of the house where steps lead down to the driveway that sits alongside a front lawn.

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.

