



**SNAPES**  
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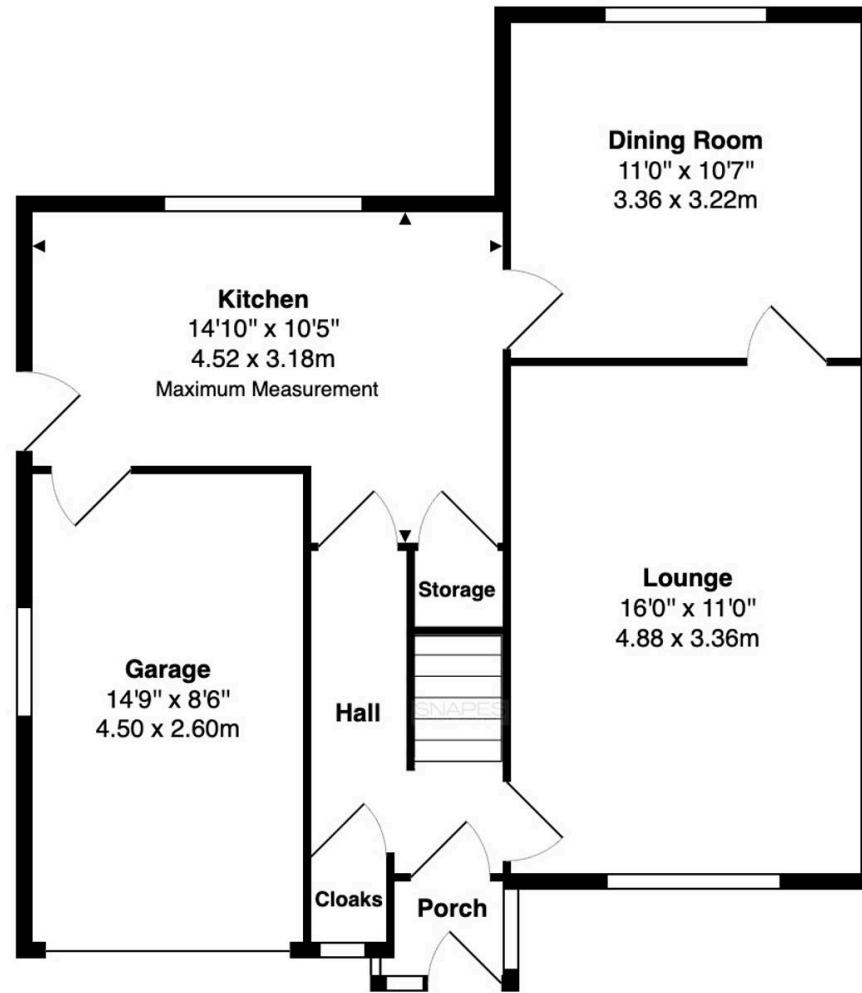
**17 Crossway, Bramhall – SK7 1LB**

Offers Over **£500,000**

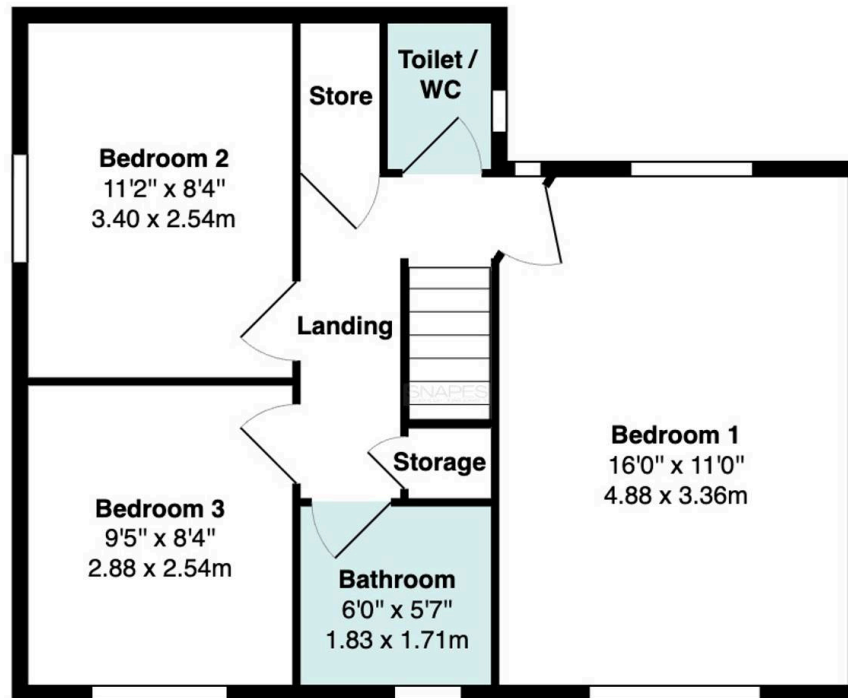


**Ground Floor**

Approximate Area: 647 ft<sup>2</sup> ... 60.1 m<sup>2</sup>



**First Floor**  
Approximate Area: 485 ft<sup>2</sup> ... 45.1 m<sup>2</sup>







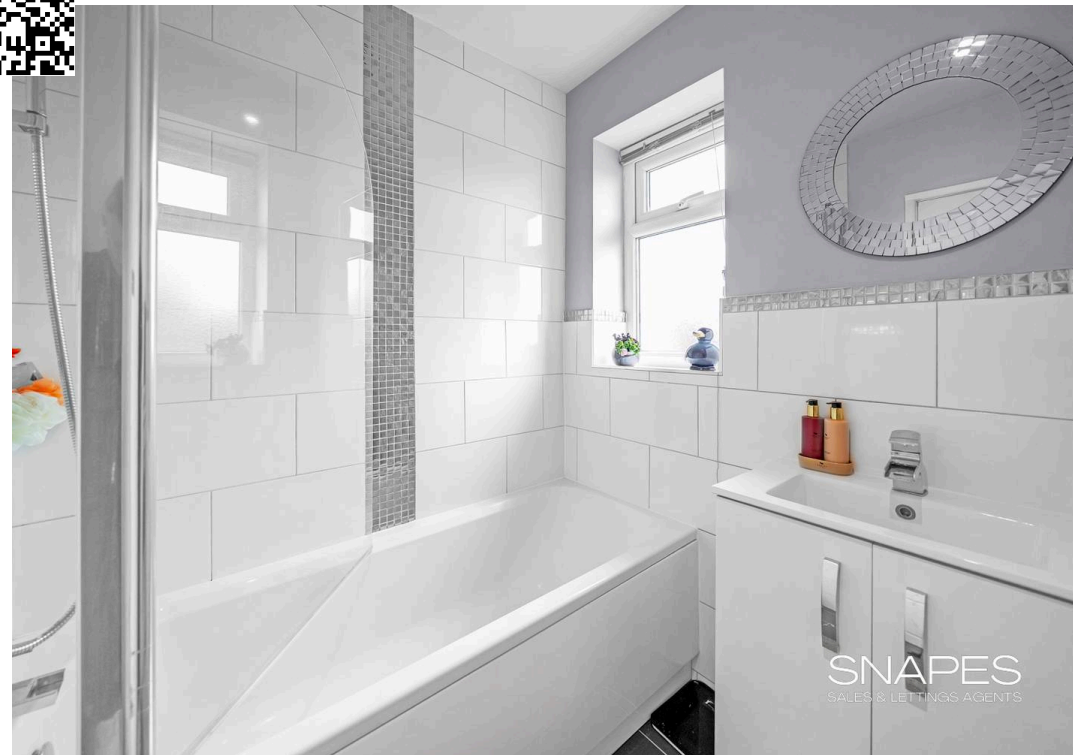
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We are pleased to offer this 3 bedroom detached home, which located in the very heart of Bramhall Village - This well proportioned detached home is being offer for sale with no onward seller chain; so a quick move is definitely possible.

You first enter the home via a porch, which is perfect for weather protection, allowing you a chance to leave the outdoor shoes behind you! From the porch you enter the main entrance hallway, which has stairs leading to the first floor plus access into the spacious family bathroom and the modern fitted kitchen. The large lounge has a feature fireplace to one wall and window looking out over the front garden - from the lounge you can access the separate dining room, which can also be accessed via the kitchen, so having a space to dine away from the lounge is a great feature for those seeking a more traditional way of living. It is worth noting that the position of the kitchen and dining room means there is obvious scope to create open plan living.

The kitchen (See photos) is fitted with a light coloured range of units, complemented by contrasting coloured work tops and stylish fittings to add to the overall appeal of the room. Views into the rear garden and access via a door to the external side space add both light and practicality.

The garage space is accessed via an up and over door from the front and side door as also mentioned below - and within the garage you have plumbing for a washing machine, therefore power and light, plus a side window adding extra natural light. THINK conversion potential too, as this is a home which can grow with you! and when you look at the floor plan, you will see the garage is perfectly positioned for conversion (subject to planning) and create more space to use - maybe a downstairs bedroom for a dependent relative or guests, or a reception room, and even utility room with downstairs WC!

Upstairs, off the landing you can gain access to all of the rooms, with the main bedroom suite benefiting from dual aspect views (over the front and rear aspect) and then two further bedrooms; one facing the front aspect and the other with a window to the side aspect. The main bathroom has been fitted with a modern stylish suite (see photo) and has a shower over the bath plus wash hand basin, and there is a separate WC.

The property is positioned on a plot which has a front garden boasting mature borders and lawn area which provides a green and private feel to the front aspect - There is a driveway providing ample parking and side gate which leads down the left side of the property (as you look at the home) which leads to the rear garden - The rear garden is a good size space with patio area abutting the the home, providing a lovely space to sit and relax. There is lawn area and mature borders which again provides a green private feel to the outside space. At the side of the home you will also notice access into the home via the kitchen and garage via a side door.

Crossway, Bramhall (SK7 1LB) is a quiet, established residential road that consistently appeals to buyers looking for a balance of space, privacy and convenience. The street is made up entirely of detached (just 25). Crossway enjoys a peaceful, neighbourly feel that is particularly attractive to families and long-term homeowners.

## IMPORTANT INFORMATION also know as MATERIAL INFORMATION

1. **Tenure:** Leasehold
2. **Lease Dates:** 999 Years from 15-Dec-1958
3. **Rent Charge:** £10 Per Annum
4. **Material Information:** Please read below

### DISCLAIMER

We use various photo editing services to enhance the photos of the property, including virtual staging (to show an empty property with furniture) and item removal services. This is done to assist house hunters in understanding the space, layout and potential style of the home without the owners' belongings, which would not remain at the property on completion. Any digitally altered, virtually staged or edited images are for illustrative purposes only and must not be relied upon as an accurate representation of the property's current condition, contents, fixtures, fittings or final appearance.

Appliances and services have not been tested, including (but not limited to) heating, water, electrical, plumbing, drainage, alarms, and any other mechanical or electrical installations. No warranty or representation is given as to their condition or working order. Purchasers are advised to obtain independent professional verification and carry out their own inspections prior to exchange of contracts.

All measurements, dimensions and floor areas are approximate and provided for guidance only. Where measurements are stated, they are likely to represent the maximum room dimensions unless otherwise specified. Any reference to area has been calculated using floor plan software and is for indicative purposes only. Buyers must not rely on any stated measurements or floor areas for valuation, mortgage, legal, or purchasing purposes, and should satisfy themselves as to accuracy by inspection and/or professional survey.

**\*Important / Material Information:** When viewing this property online, please locate and click the link, tab or call-to-action (CTA) labelled "**Material Information**" or "**Important Information**", as it contains material information relevant to the property, its position and surroundings. This may include (but is not limited to) tenure, title information, local planning applications, schools, transport links and flood risk. Some websites may remove, rename, truncate or display this information incorrectly. If the link is not visible, unavailable, or you are viewing these particulars in printed form, you must contact our office to request access prior to viewing and/or making an offer. It is the responsibility of any buyer to ensure they have read and understood this information before proceeding.

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EPC Rating: C



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