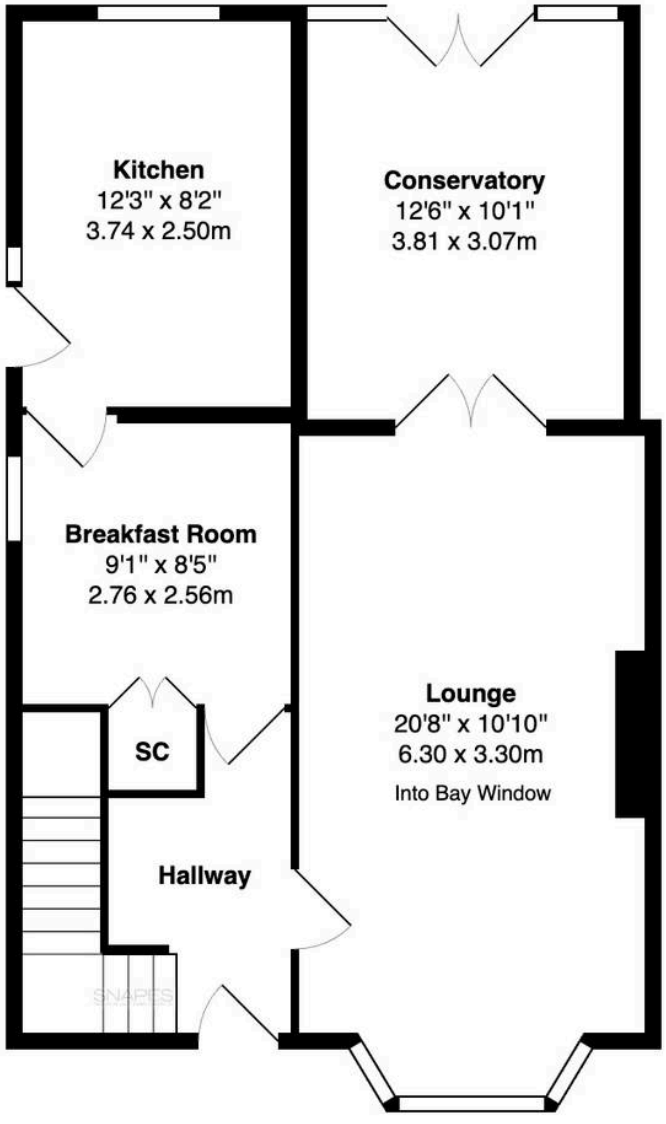


50 Earle Road, Bramhall - SK7 3HD

Guide Price £425,000

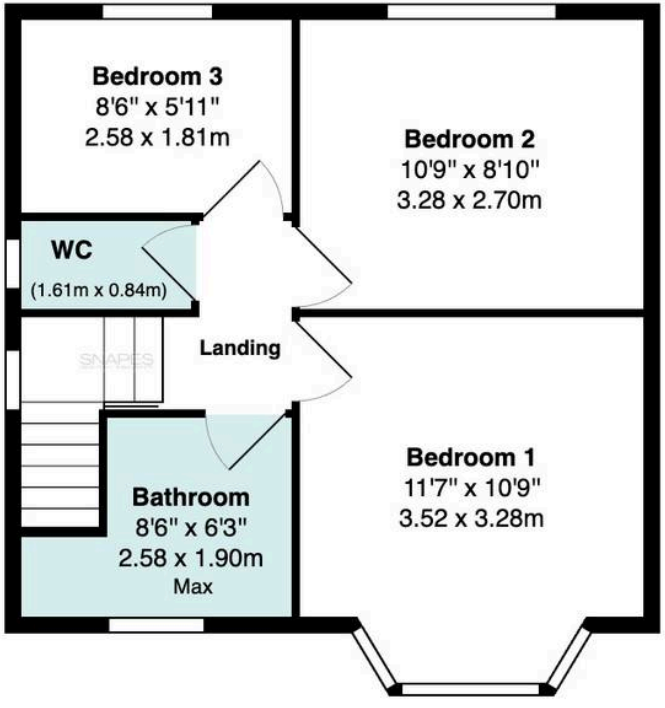
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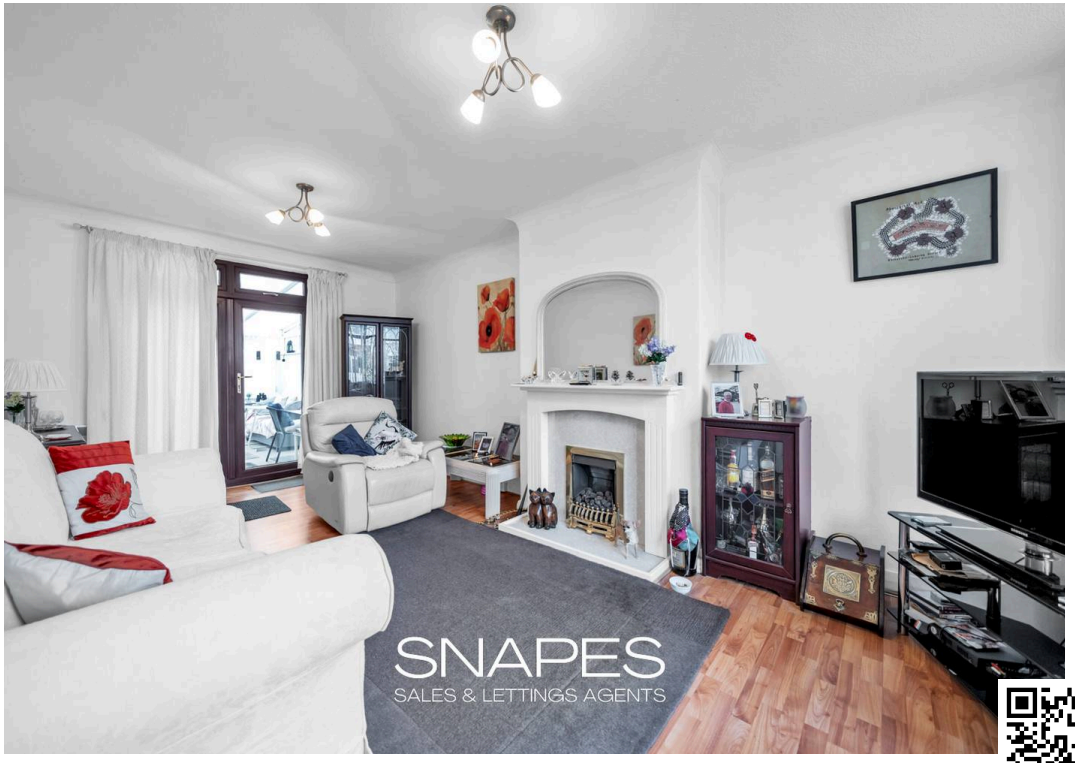


Ground Floor
Approximate Area: 621 ft² ... 57.7 m²

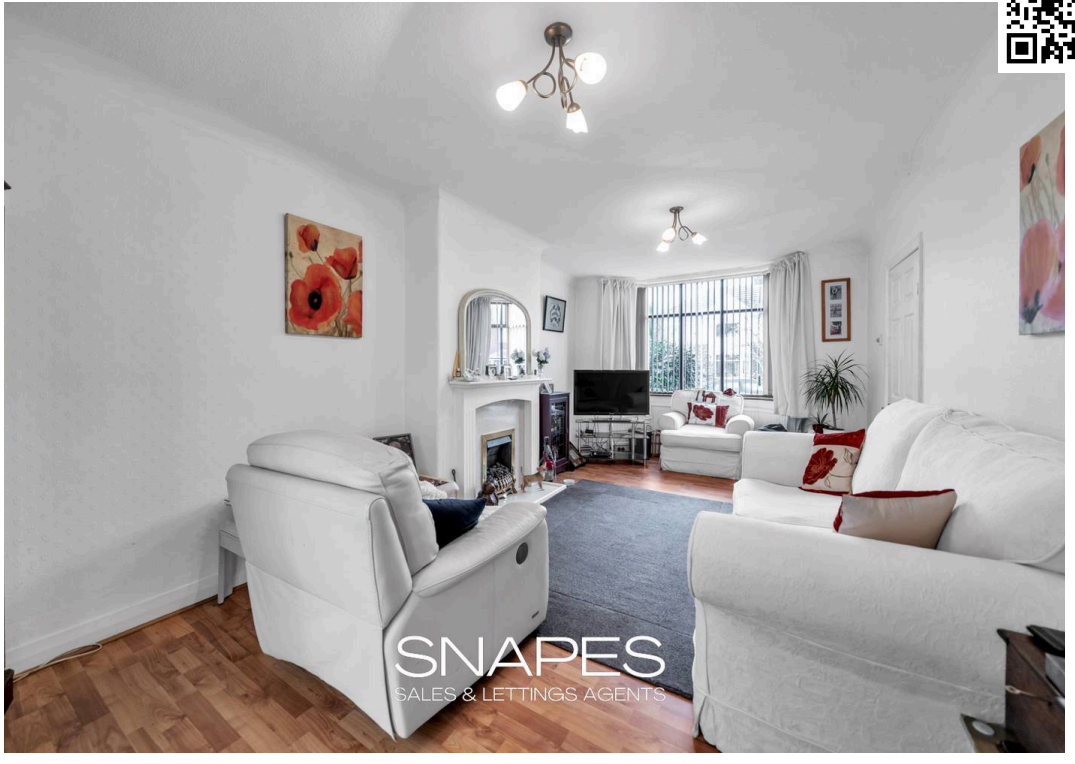
First Floor
Approximate Area: 377 ft² ... 35.0 m²

Approximate Total Area: 997 ft² ... 92.7 m²

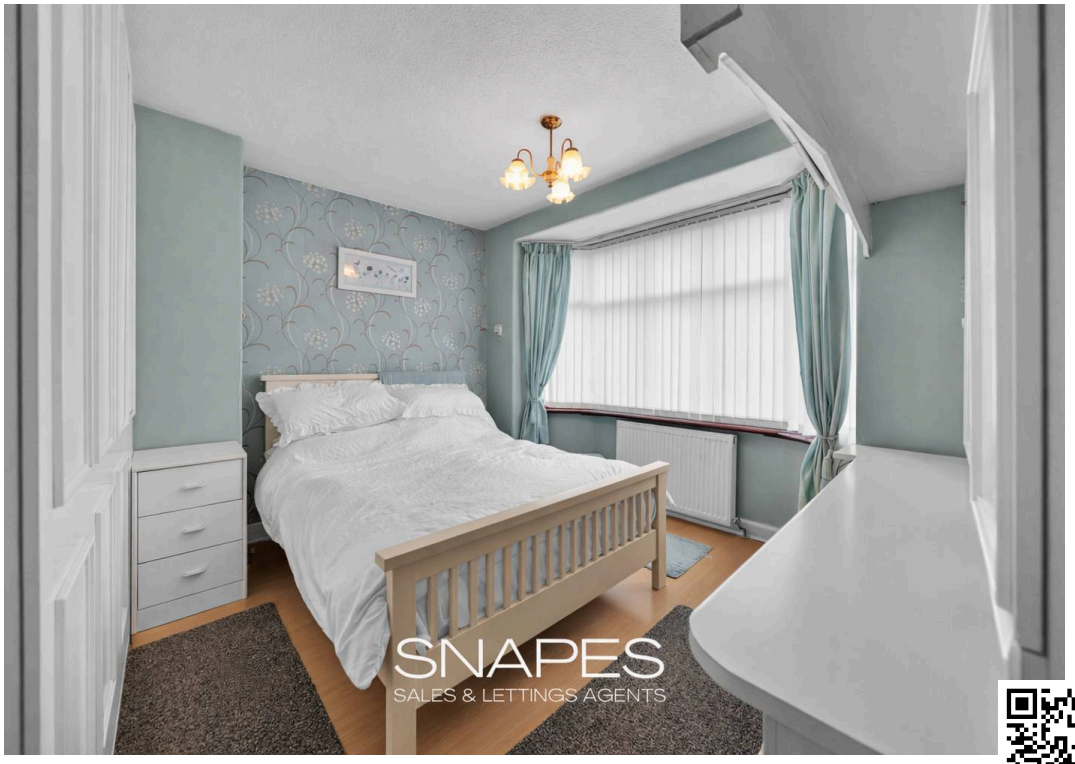



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Description

This EXTENDED SEMI-DETACHED home has a LARGE LOUNGE plus a SPACIOUS CONSERVATORY in addition to a SEPARATE BREAKFAST ROOM and extended KITCHEN. Upstairs 3 BEDROOMS and a MODERN BATHROOM with SHOWER & BATH plus SEPARATE WC. Outside MATURE GARDENS & DRIVEWAY PARKING and CUL-DE-SAC positioned.

We are delighted to offer for sale this extended three-bedroom semi-detached home, which presents an exceptional opportunity for families and professionals seeking generous living space and modern comfort in a peaceful cul-de-sac setting. Upon entering, you are welcomed into a spacious hallway that leads to the heart of the home - a large, inviting lounge that is flooded with natural light, creating a warm and welcoming atmosphere for relaxing or entertaining. The lounge flows seamlessly into a spacious conservatory, offering a versatile additional reception space that can be enjoyed year-round, whether as a dining area, a playroom, or a tranquil retreat for reading and unwinding. The separate breakfast room provides an ideal spot for casual family meals and morning coffees, while the thoughtfully extended kitchen is fitted with an extensive range of units, offering ample storage, generous worktop space, and room for culinary creativity.

Upstairs, you will find three well-proportioned bedrooms off the landing area. The modern bathroom is beautifully appointed, featuring both a bath and a separate shower, so you can choose between a quick refresh or a long soak at the end of the day, and the separate WC adds extra convenience for busy households.

We highly recommend viewing this property in person to truly appreciate the size, shape, design, plus the huge potential to adapt the current configuration into an open plan home, if that is a preference.

Important: Please click the "Material Information" or "Important Information" link when viewing this property online. It contains key details about the property and area (including tenure, title, planning, schools, transport and flood risk). If the link is missing or renamed, please contact our office.

1. **Tenure:** Freehold
2. **Rent Charge:** £57 Per Annum (Not Ground Rent)

NOTE: The Land Registry shows a total of £57 per annum perpetual rent charge. This is not uncommon with older Freehold titles, however we await confirmation if this is still collected.

Important: When viewing this property online, please locate and click the link, tab or call-to-action (CTA) labelled **"Material Information"** or **"Important Information"**. This link provides further key details about the property and surrounding area, including (but not limited to) tenure, title information, local planning applications, schools, transport links and flood risk. Please note that some websites may remove this link or alter its title. If you are viewing these particulars in printed form, please refer to the property's digital advertisement or contact our office to request access to the information.

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 including twilight also known as "dusk with lighting photos" are for illustrative purposes only. They do not form part of any offer, contract, or sale particulars, and should not be relied upon as an accurate representation of the property's current condition, contents, fixtures, fittings, or final appearance.

All appliances, services and systems 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.

We strongly advise any prospective buyer to consult with their solicitor and to obtain an independent survey or specialist reports before entering into any agreement to purchase, and prior to exchange of contracts.

EPC Rating: D



Snapes Estate Agents Bramhall

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