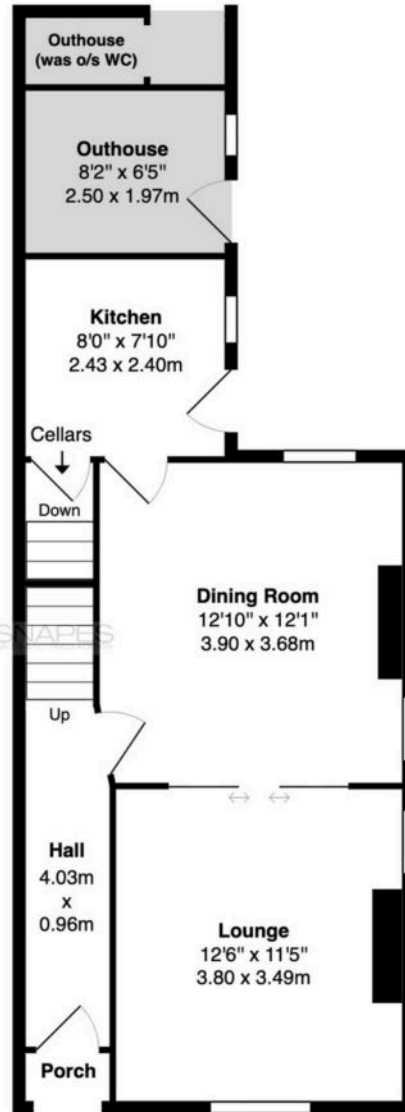




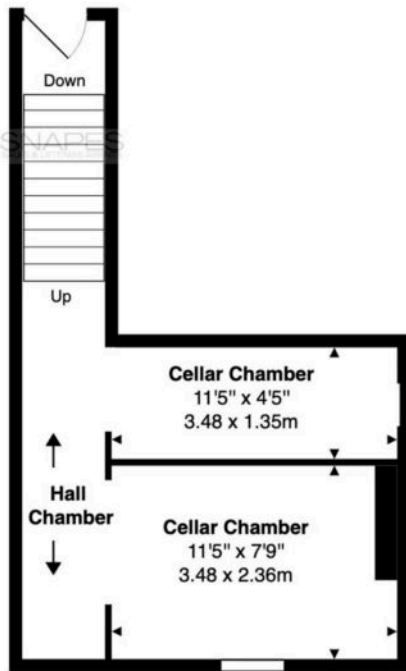
2A Lumb Lane, Bramhall – SK7 2BA

Guide Price £450,000

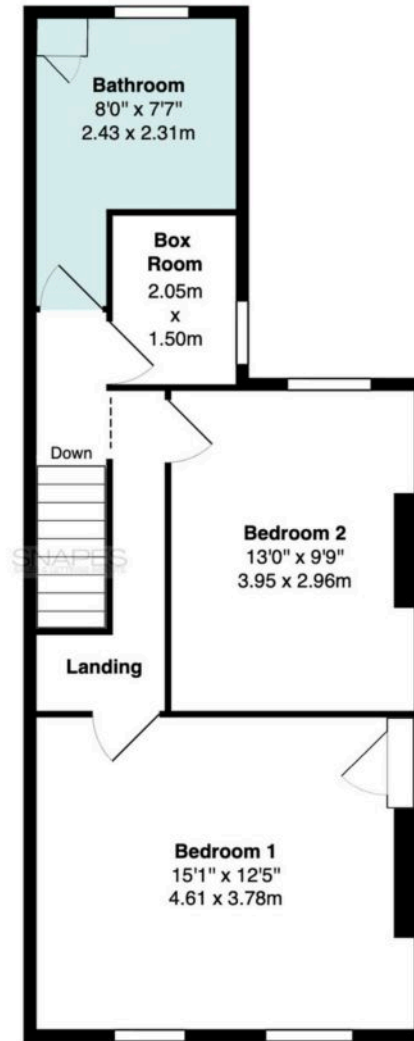




Ground Floor
Approximate Area: 525 ft² ... 48.8 m²

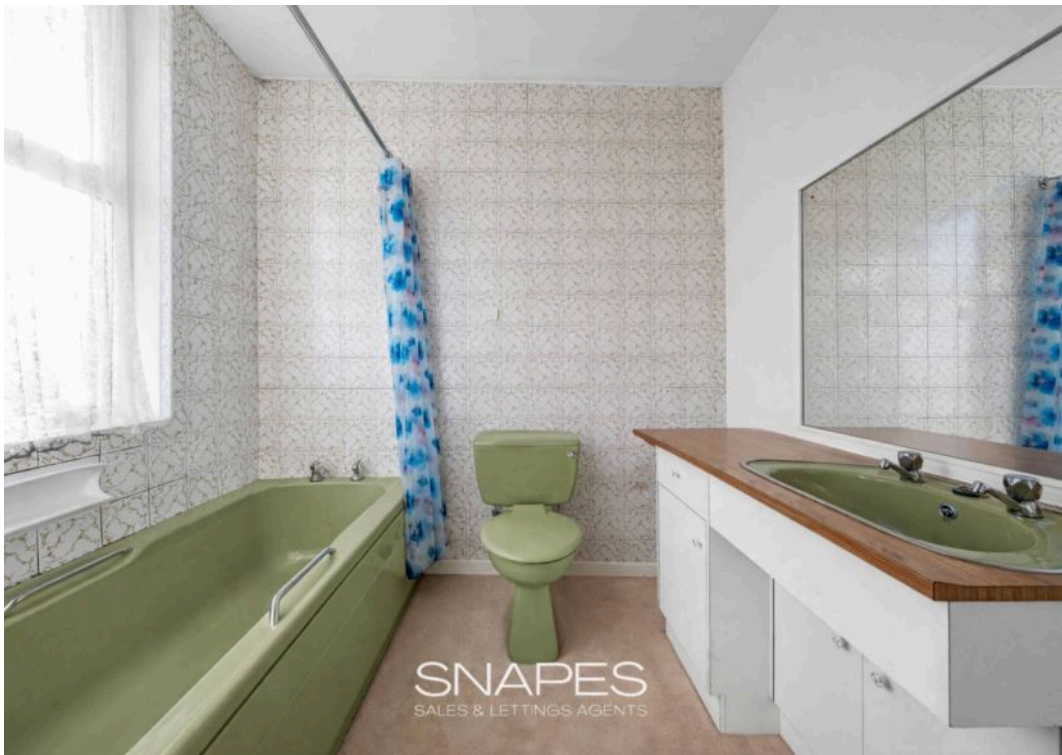


Cellar
 Approximate Area: 230 ft² ... 21.4 m²



First Floor
 Approximate Area: 497 ft² ... 46.1 m²





We are delighted to offer for sale this character semi detached home, which is positioned on a great size plot, in a central Bramhall Village location, boasting cellars and off road parking to the rear.

Offered for sale with no onward vendor chain, this home could be perfect for a buyer looking to create their own ideal home, with updating required including the potential of some remedial building works.

In addition to a good size lounge, plus dining room and kitchen, this home has the benefit of cellars and an outhouse with adjoining outside WC (no longer in use). The cellars have 2 chambers plus the hall chamber and provide the potential for conversion. Upstairs the home has 2 spacious double bedrooms, with the main bedroom spanning the width to the front of the accommodation, whilst the second has a window looking out over the rear garden. The property also has a box room / study which some might describe as a small third bedroom. Finally the accommodation is completed with a bathroom housing low level WC, wash hand basin and bath with shower over.

Outside and to the front there is a garden area setting the property back from the pavement, with path leading to the front door and pathway leading down the side of the property to the rear garden. The rear garden faces South and is mainly laid to lawn, with access to the outhouse store and WC `as mentioned above. Accessed off Maple Road there is off road parking.

IMPORTANT INFORMATION

1.

Tenure: Freehold

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.

Whilst every effort is made to ensure the accuracy of these particulars, they may be produced, reproduced or displayed by third-party websites and platforms over which we have no control. As a result, information, links, formatting or wording may be altered, omitted or displayed incorrectly. We cannot accept responsibility for any inaccuracies arising from third-party reproduction. Prospective purchasers are therefore advised to refer to the full property details provided directly by our office and to raise any queries prior to viewing or offering. 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.



Snapes Estate Agents Bramhall

Snapes Estate Agents, Maple House Maple Road - SK7 2DH

0161 440 8700

bramhall@snapes.co.uk

www.snapes.co.uk

