



SNAPES
SALES & LETTINGS AGENTS

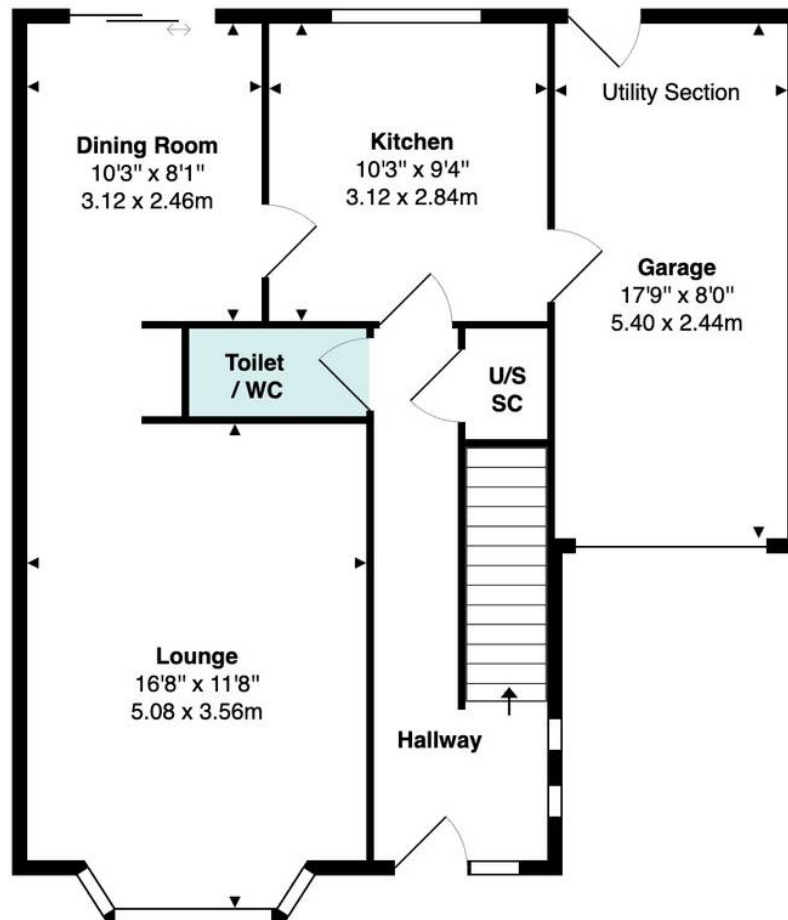
87 Grange Road, Bramhall – SK7 3QB

Guide Price £575,000

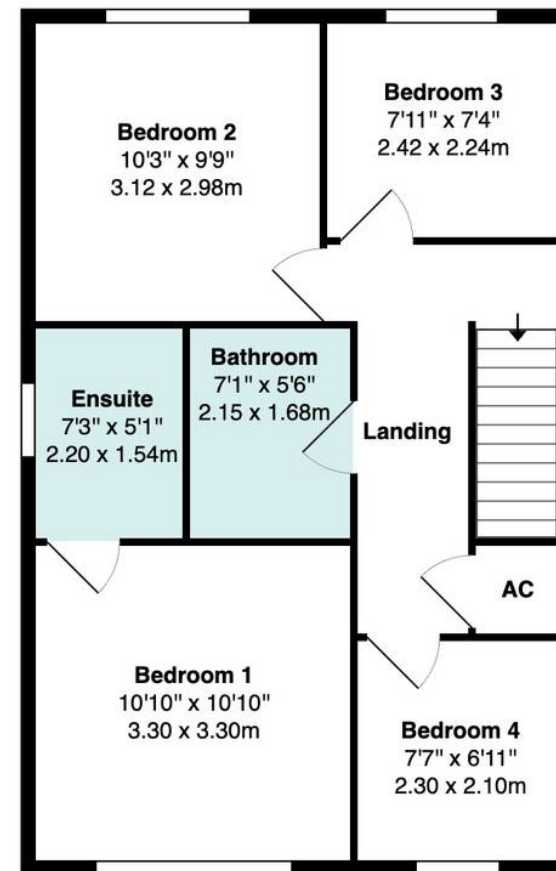


Approximate Total Area: 1191 ft² ... 110.7 m²

Ground Floor
Approximate Area: 673 ft² ... 62.6 m²



First Floor
Approximate Area: 518 ft² ... 48.1 m²







Description

This well presented detached family home enjoys a cul-de-sac position towards the end of Grange Road. We trust our floor plans will give you a good indication of the shape, size and layout of the accommodation on offer and before viewing we welcome any questions you may have about this home.

In brief the accommodation comprises; entrance hall with access to the downstairs WC/Washroom, kitchen, under stairs storage and the living room which is positioned to the front of the accommodation with attractive modern fireplace to one wall and open way leading through to the dining room which is at the rear of the accommodation and has double glazed sliding patio window and door opening to the rear garden.

Access from the dining room to the kitchen can be gained and the kitchen is fitted with a range of white gloss style units with contrasting coloured work tops and chrome fittings finishing off the modern look to this room. Fitted stainless steel appliances include a gas hob with extractor hood above, oven and one and a half bowl sink with drainer.

From the kitchen access back in to the hallway or attached garage can be gained. (If you are looking for an open plan dining kitchen; then opening the kitchen in to the dining room or converting in to the rear garage section are two simple options which could change the layout of this home, subject to the relevant building regulations and any planning permission)

At first floor, the landing leads on to the four bedrooms plus a built in airing cupboard giving extra storage space. The master bedroom is set at the front with en-suite shower room comprising; a modern white modern suite; glazed corner double shower cubicle, low level w/c and pedestal wash hand basin with attractive tiling. There are three further bedrooms plus the modern family bathroom with white suite comprising; panelled bath with shower attachment, pedestal wash hand basin and low level w/c, plus chrome fittings and white tiling finishing off the look.

The property is warmed by gas fired heating, has UPVC double glazing plus UPVC fascias and soffits which can help reduce routine maintenance and a security alarm system is fitted.

Outside to the front there is a double length driveway providing off road parking and there is gate access to the the side and rear, plus attached garage with both internal access from the kitchen and also access out to the rear garden. The rear garden has paved patio, lawned garden area and well stocked borders and is not overlooked beyond its rear perimeter.

IMPORTANT INFORMATION also know as MATERIAL INFORMATION

1. **Tenure:** Freehold
2. **Material Information:** Please read below

DISCLAIMER

We use various photo & video editing services to enhance the photos and any videos 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. **Where we have shown images of the plot using a drone**, any lines added by us or if we have shown the plot in colour with surrounding plots in black and white, must not be taken as an accurate plot plan – these images are provided to give an idea of the shape and size of the plot and must not be relied upon as the actual plot boundaries. **We advise you consult the Land Registry Plan / Title which can be provided by us on request free of charge.**

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

