



SNAPES  
SALES & LETTINGS AGENTS

70 Albany Road, Bramhall – SK7 1NE

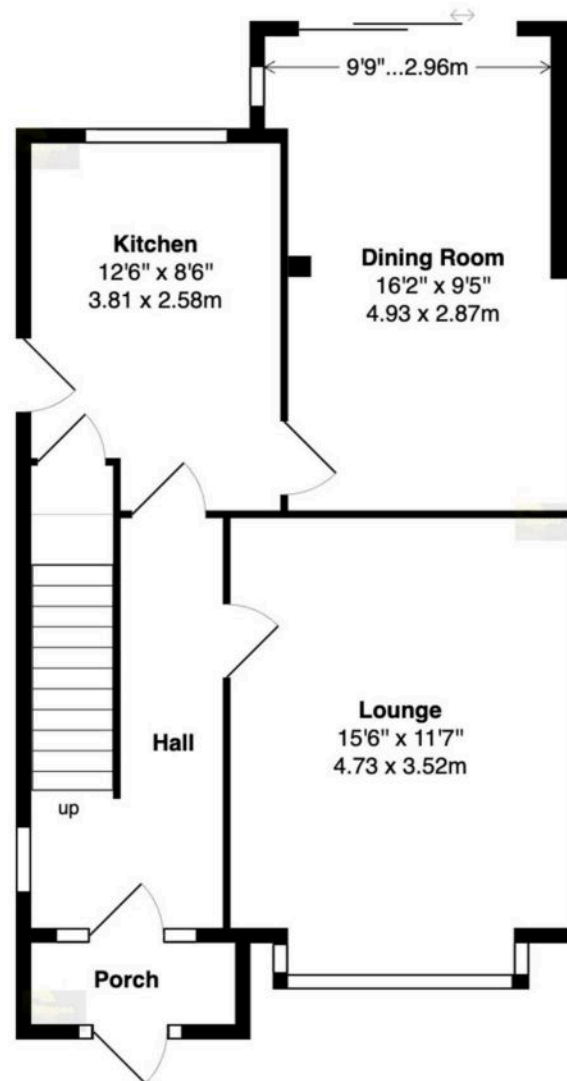
Guide Price £399,950



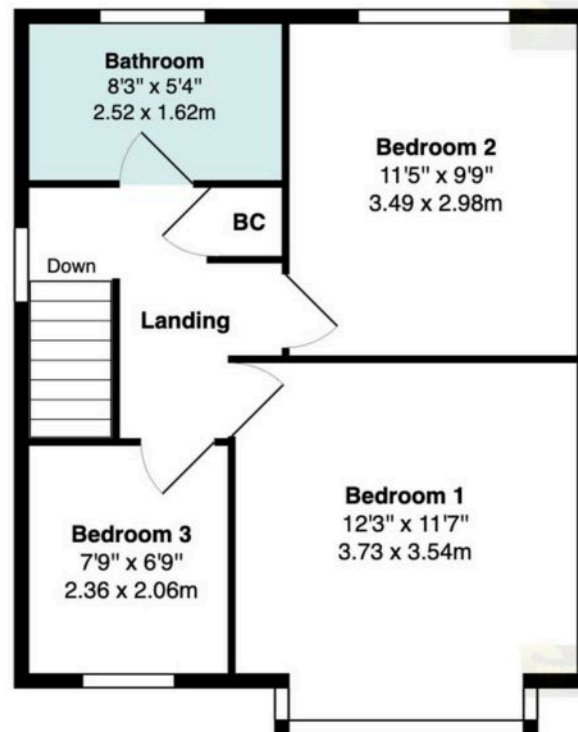


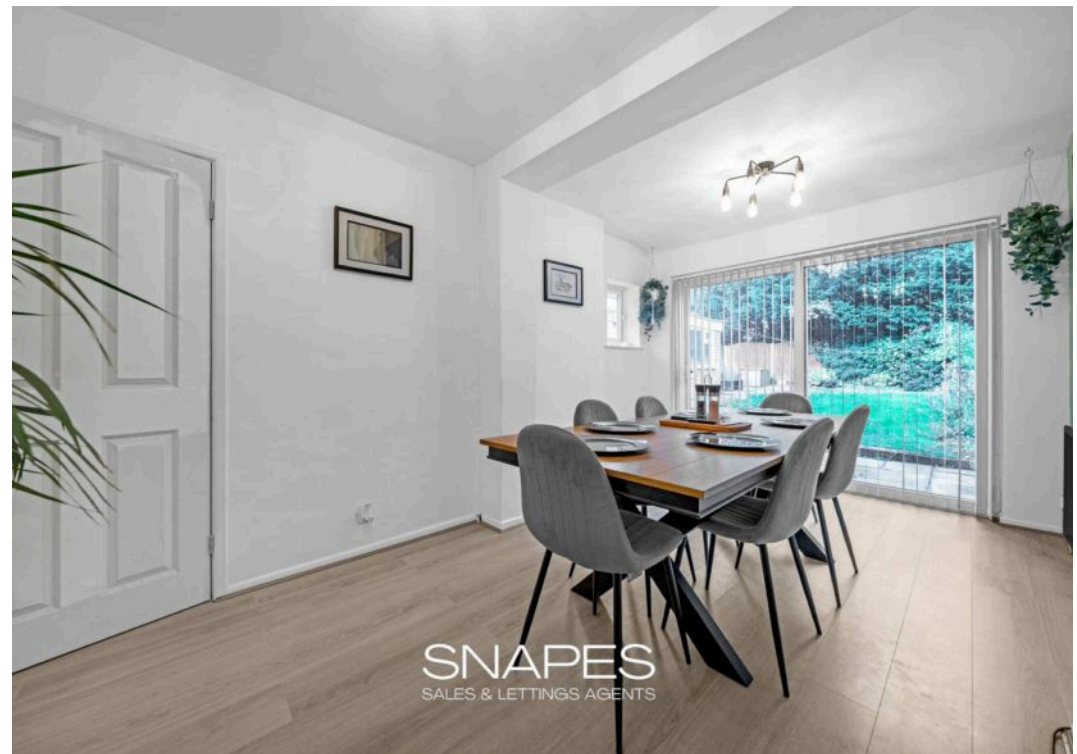
### Ground Floor

Approximate Area: 557 ft<sup>2</sup> ... 51.8 m<sup>2</sup>



**First Floor**  
Approximate Area: 425 ft<sup>2</sup> ... 39.4 m<sup>2</sup>













Whilst reading this brief description we strongly recommend you look through our photographs and study the floor plans to get a good understanding of the shape, size and layout of the accommodation, plus a feel for the design and style of the property interior and exterior.

We are delighted to offer for sale this extended semi-detached home which is located within one of Bramhall's most sought-after residential developments. The property is set back from the road, behind a grass verge, public footpath and mature ever green borders. The front garden is mainly laid to lawn and with a driveway leading to the side of the property, beneath a carport and through to a brick built detached garage. The rear garden as a patio area abutting the home and leading to the lawn area which extends towards the rear of the garden where a further patio area can be found.

Inside, the property offers many benefits! The moment you walk through the front door, you are greeted with the first, in the form of a spacious porch, which provides ample space for shedding the outdoor shoes and coats, or wiping dog paws down, before entering the main home. The main entrance hall has stairs leading to the first floor and offers access to the kitchen and spacious lounge which boasts impressive measurements, especially into the bay window. The kitchen is fitted with base and eye level units (see photos) and is positioned next to the superb extended dining room. This large dining room could be used as the lounge perhaps. You could also combine the dining room and kitchen to produce a large open plan dining kitchen.

Upstairs off the landing there are 3 well-proportioned bedrooms. 2 face the front aspect, with the smallest of the 3 currently being used as a study. The rear double bedroom has fitted wardrobes. Also, at the rear of the accommodation there is the modern family bathroom (see 2 photos). Fitted with a bath and separate walk-in shower, the modern suite also has a low-level WC and wash hand basin with contemporary design tiles and fittings.

**Important - wherever you are reading this (online) please click on the link or tab which is named "Material Information" or "Important Information" This link offers more detailed and important information about the property and surrounding area including but not limited to; tenure, title information, local planning applications, schools, transport, flood risks etc.**

1. **Tenure:** Leasehold
2. **Lease Dates:** 999 Years from 24.04 1969 to 25.04.2959
3. **Rent Charge:** £20 per annum.

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