



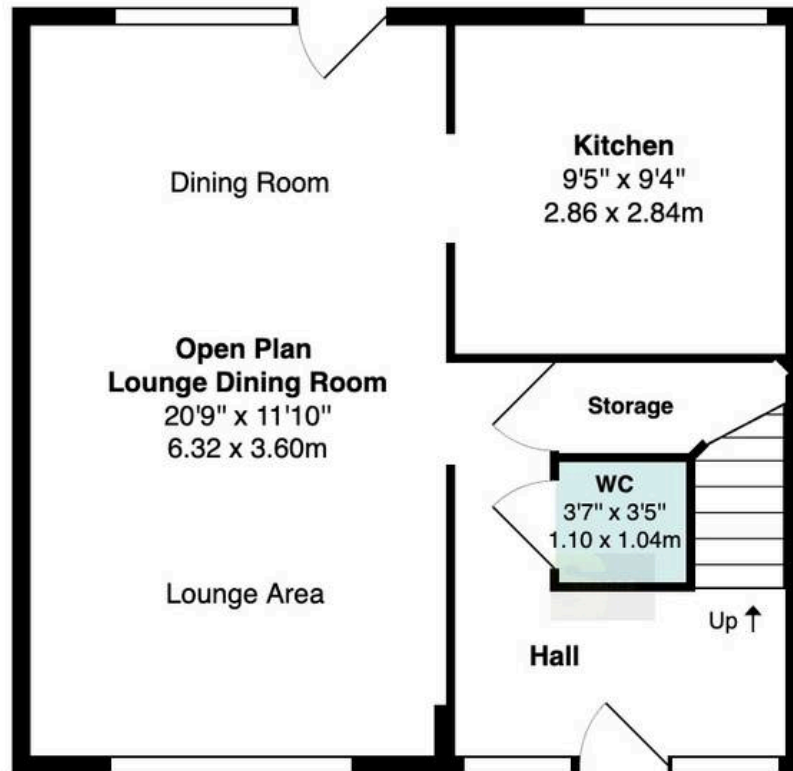
snapes

62 Midland Road, Bramhall – SK7 3DT
£375,000



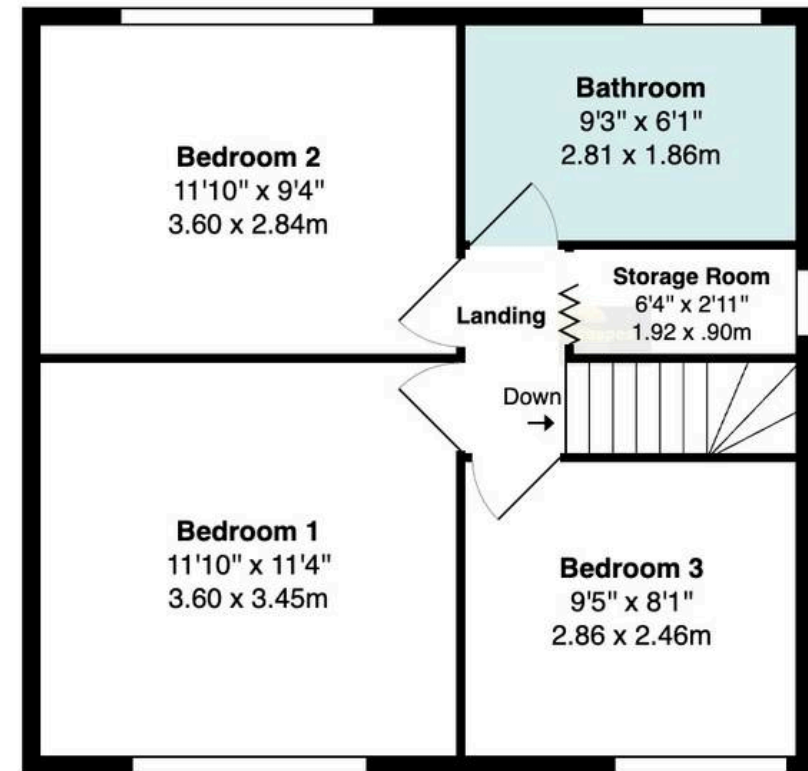
Ground Floor

Approximate Area: 445 ft² ... 41.3 m²

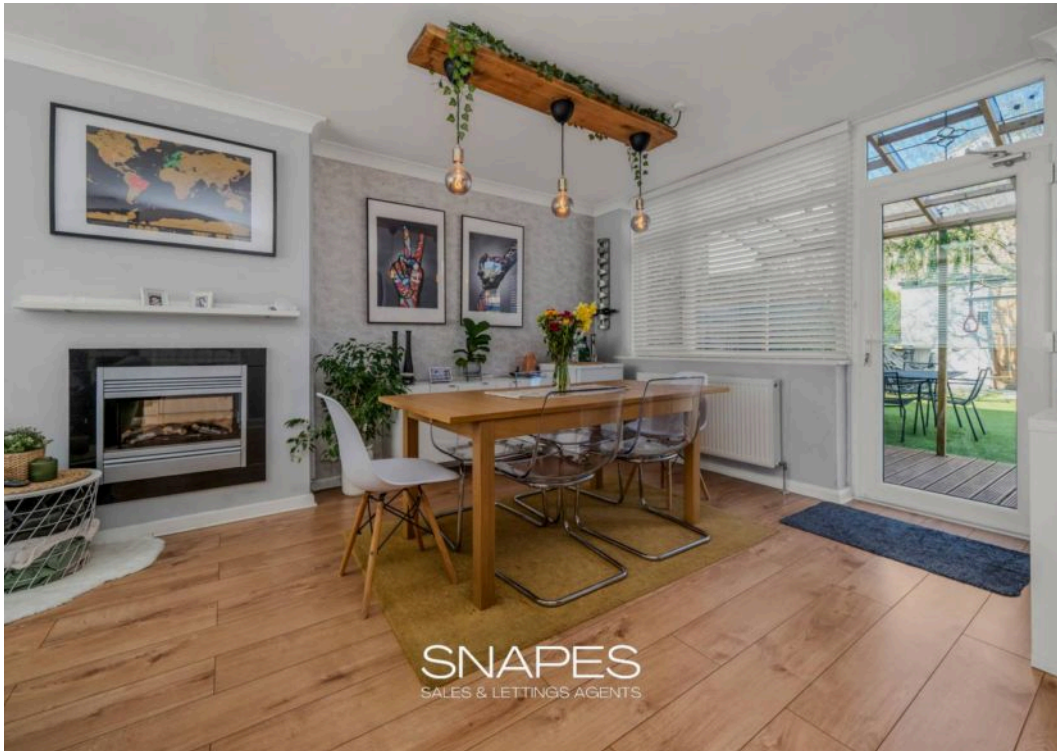


First Floor

Approximate Area: 445 ft² ... 41.3 m²



Approximate Total Area: 890 ft² ... 82.7 m²





Description

We are delighted to offer for sale this immaculate 3-bedroom semi-detached house in a sought-after Bramhall location. The property boasts well-presented accommodation, including three generously sized bedrooms and an additional box room upstairs, ideal for storage. The modern and stylish bathroom adds a touch of luxury, while the spacious open plan lounge dining room is perfect for entertaining or cosy nights in. The downstairs toilet and adjacent storage closet provide convenience, and the kitchen off the dining area offers a seamless flow for every-day living. With a landscaped rear garden, driveway for up to three cars, and a garage currently utilised as a home office (see photo), this property truly offers a blend of comfort and practicality for its new owners.

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1. **Tenure:** Freehold

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Marketing: Our floor plan may not show some small recess areas, usually measured into Bay Windows, may not show all support posts or chimney breasts and any floor area or total area measurements quoted will include all the areas shown on the floor plan, unless otherwise noted, inc but not limited to attached or integral garages. We do not recommend you use our floor plan to decide on buying carpets or furniture without measuring the space yourself, as skirting boards may alter the space you require because we measure above skirting board level. No appliances including heating and electrics have or will be tested by Snapes Estate Agents and we cannot be held responsible for a seller changing or removing fittings which are currently shown or mentioned in our marketing. **Images Including Videos:** Our photos and videos are provided to show the property in the best possible light and may have had some editing enhancements to improve the quality of the photo. The photos should not be used as an indication of what is included in the sale or rental lease, both internally and externally. If buying we strongly advise you consult with the Fixture and Fittings Form provided by the seller's solicitor once a sale has been agreed, or when offering make it known to the office or your solicitor if there are any items you expect or want to be left, so this can be agreed prior to a sale progressing.

EPC Rating: D



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