



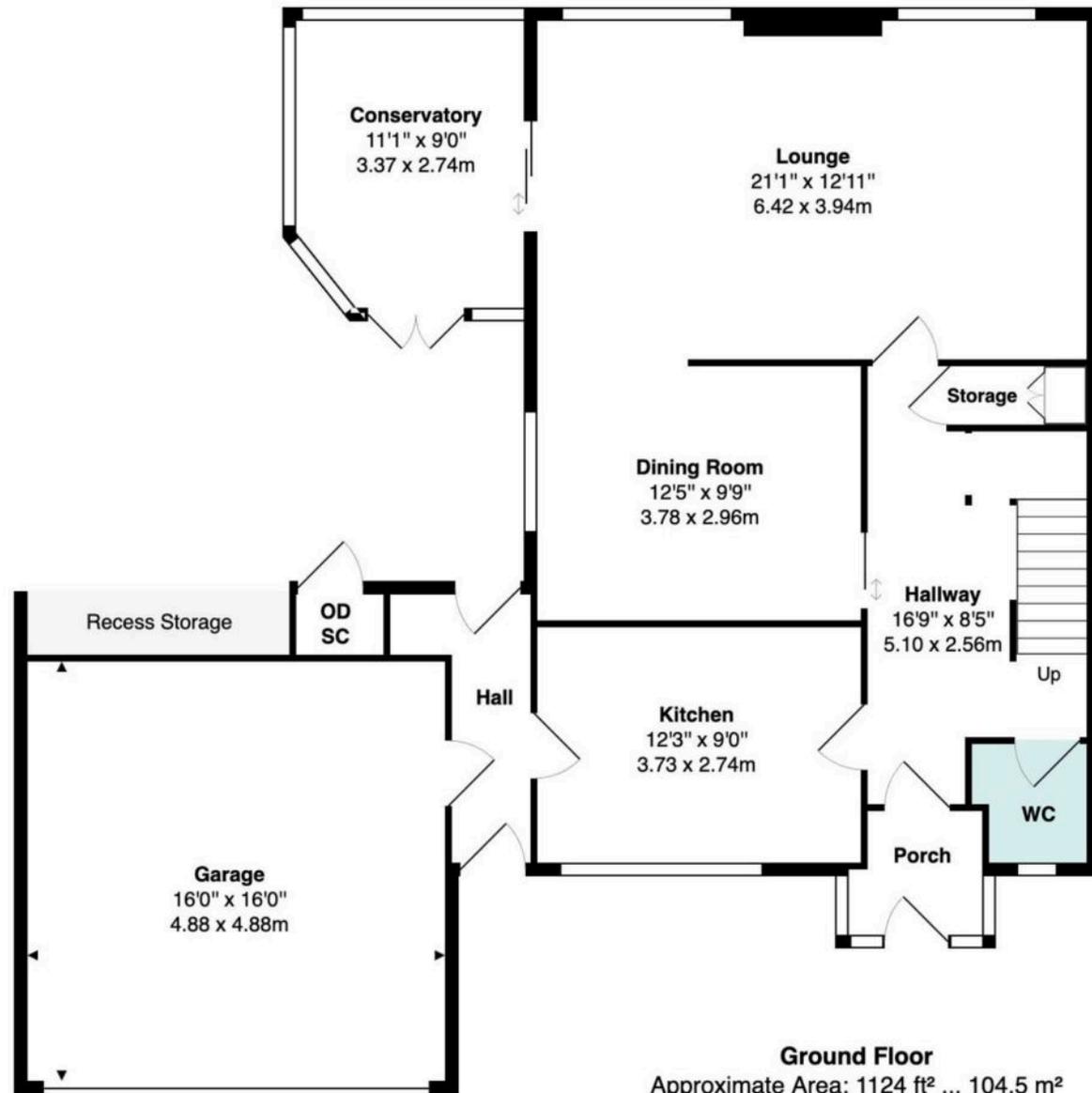
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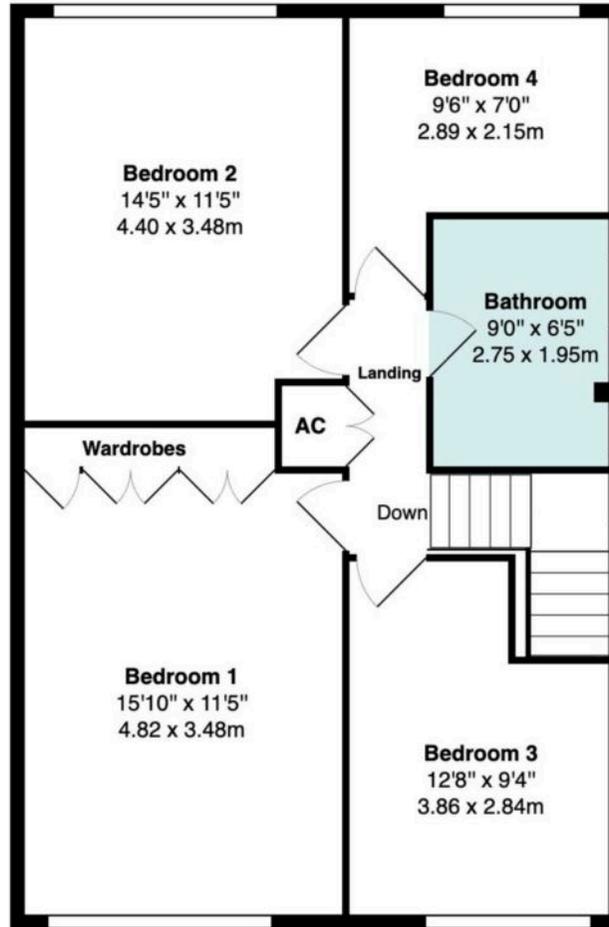
AI Enhanced

2 Liskeard Drive, Bramhall – SK7 2JA

Guide Price £599,950

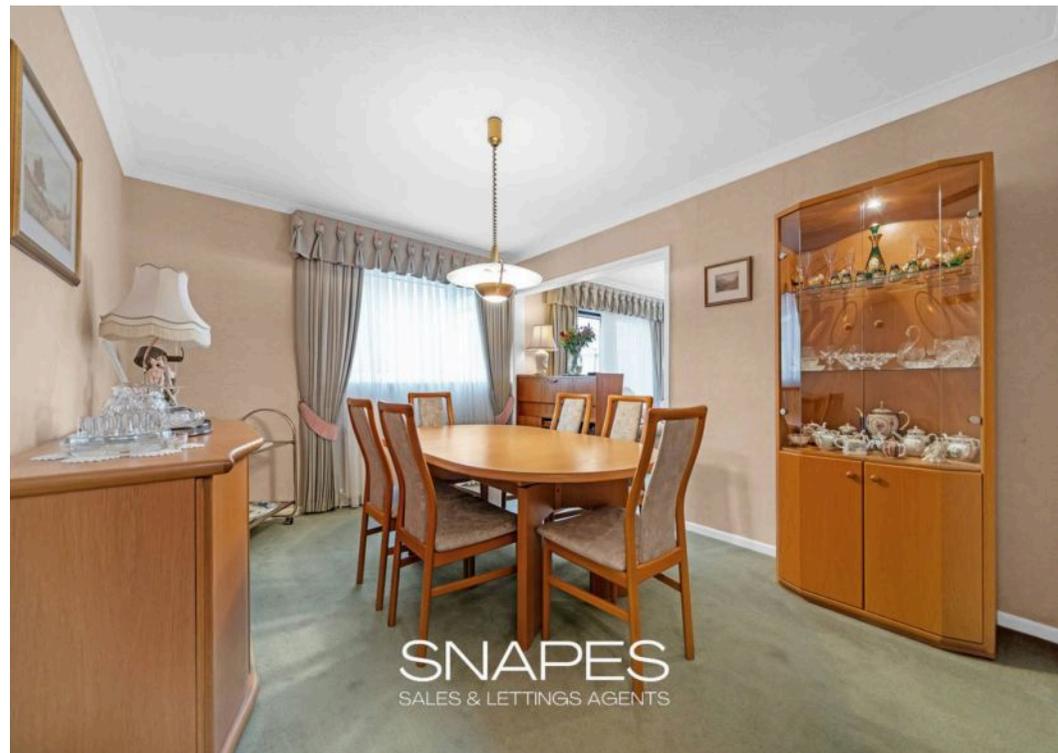
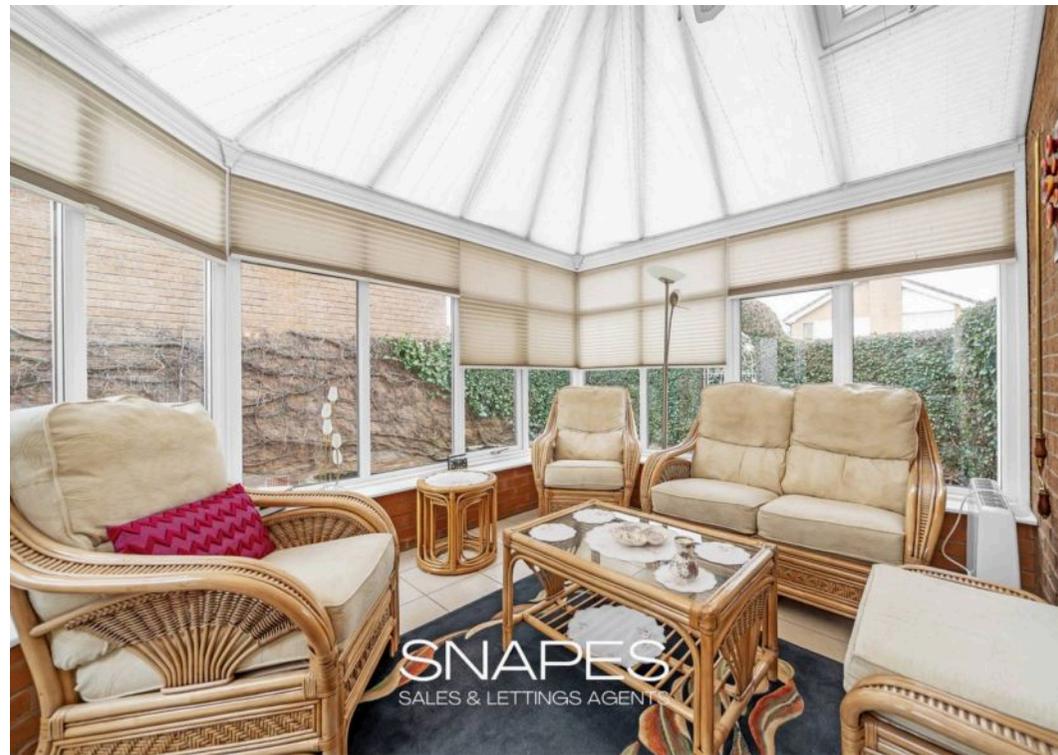






First Floor
Approximate Area: 675 ft² ... 62.7 m²







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We are delighted to offer for sale this well cared for, spacious detached home, boasting an enviable corner plot position within a popular residential development in Bramhall. Offered for sale with no onward vendor chain*

We recommend you look through our photos whilst reading this brief description of the home, and strongly advise you study the floorplans so you have a better understanding of the design, style, shape and size of the accommodation on offer. Better still contact the office to arrange you guided tour of this lovely home! The only true way to get the best feel.

Accommodation:

In brief the property offers spacious and adaptable accommodation over two levels comprising: There is an ample size porch as you first enter the property and from here you enter the main reception hall. The hallway is a good size and gives access to all the ground floor rooms, except for the conservatory which is accessed via double doors via the lounge and has doors leading into the side courtyard area. The main lounge has two windows looking out over the rear garden with a feature fireplace between. There is access to the separate dining room from the lounge, and the dining room can also be entered via the hall.

The kitchen is fitted with a range of base and eye level units with space for appliances and has a window to the front aspect. (See photos) There is a window to the front aspect and door which leads out into the side hallway space which connects the main accommodation to the double garage. This side hallway has doors at each end leading to the front and rear outdoor spaces, which is ideal for bringing garden tools, or waste bins from front to back without having to enter the main home. The double garage is spacious with power and light boasting 16ft x 16ft measurements. Finally, off the inner hallway there is the downstairs WC which has low level and wash hand basin with a window to the front aspect.

Upstairs the property has 4 good size bedrooms, 2 are positioned to the front of the accommodation and 2 overlooking the rear aspect. The main bedroom has fitted wardrobes along one wall. There is an airing cupboard located off the landing and the spacious bathroom is fitted with a panel front bath, wash hand basin and low-level WC (see photos).**Outside:**

To the front there is a gorgeous, landscaped front garden which extends from Liskeard Drive to its corner perimeter on Padstow Drive. Adjacent to the front garden area is a double width driveway leading to the double garage. There is gated access to the side space which has a lawn area and pathway abutting the home and extending around to the rear courtyard. The rear garden is mainly laid to lawn with extra privacy added by the natural recently cut hedgerow and enjoys a South and Westerly aspect, perfect for outdoor entertaining when weather permits.

Property Location:

The property is positioned perfectly for offering easy access to local primary and secondary schools. A selection of shops can be found close by on Dairyground Road, plus a range of commuter links are easily accessible, including bus routes and Bramhall train station within easy walking distance. If you like walking, jogging or cycling, you are also close to some of the areas most scenic open spaces, with Happy Valley walking routes close by and the beautiful Bramhall Park and stunning Bramall Hall to enjoy. This really is a fantastic location.

Note: Please be aware, the sale of this property is subject to Probate being granted. This message will be updated once Probate has been granted.

Important

When reading this online please find and click on the link, tab or CTA which should be 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 and flood risks. Some websites will remove the link or change the name and if you are reading this on a printed document please visit the properties digital advert for the information.

1. **Tenure:** Freehold
2. **Other:** Sale subject to probate being granted.

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**Marketing:** Our floor plan may not show some small recess areas and is usually measured into Bay Windows. It might 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



## Snapes Estate Agents Bramhall

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

0161 440 8700

[bramhall@snapes.co.uk](mailto:bramhall@snapes.co.uk)

[www.snapes.co.uk](http://www.snapes.co.uk)

