

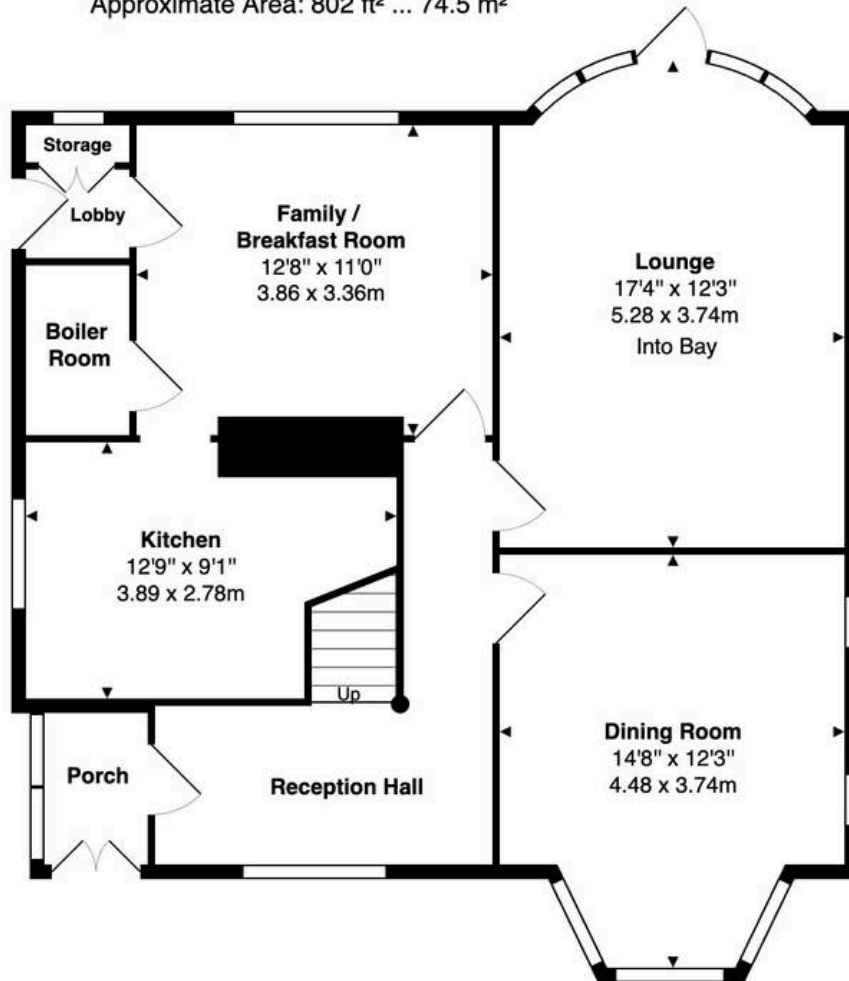


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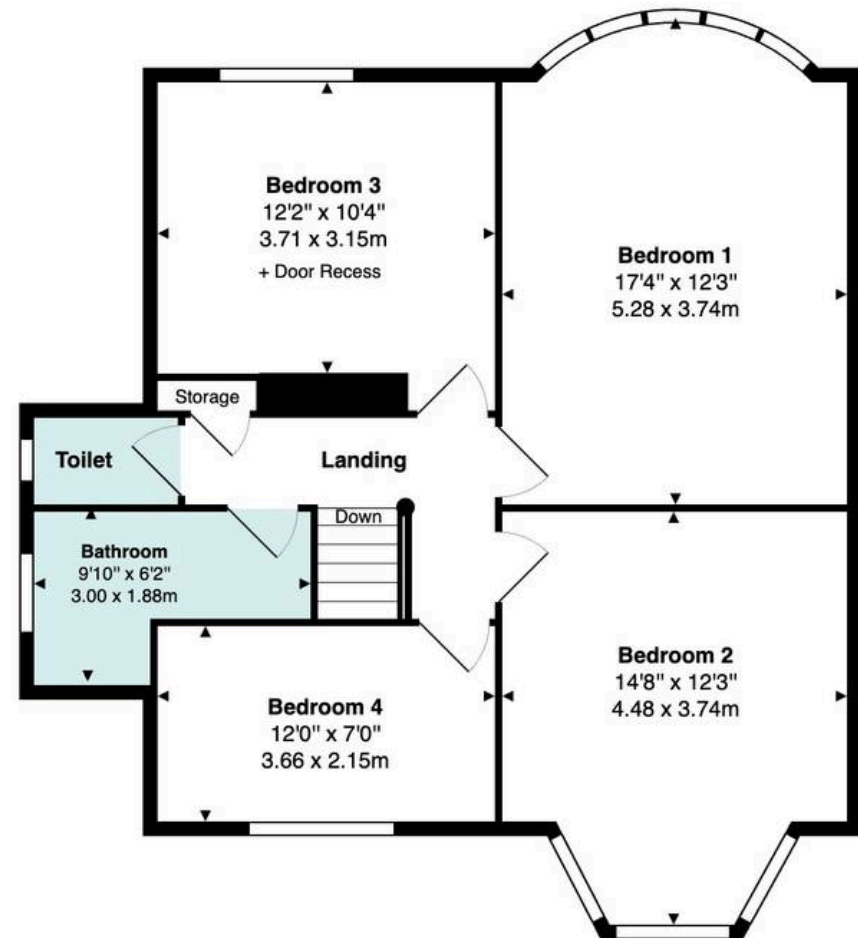
21 Broadoak Road, Bramhall – SK7 3BL
£699,950



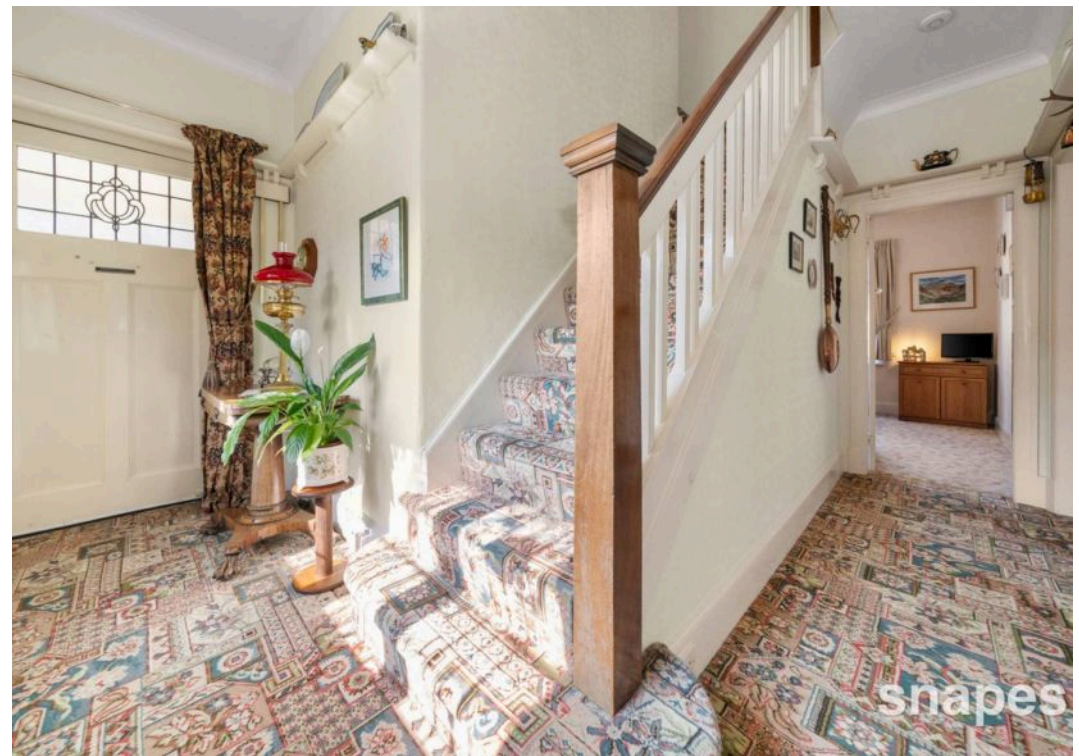
Ground Floor
Approximate Area: 802 ft² ... 74.5 m²



First Floor
Approximate Area: 726 ft² ... 67.4 m²



Approximate Total Area: 1528 ft² ... 141.9 m²





Description

We are delighted to offer for sale this beautiful, character detached home which occupies a fantastic plot within a popular residential area, close to Bramhall Park and just off the Broadway area of Bramhall.

Whilst reading this short description we would highly recommend you look at the photos and floor plans to get a better understanding of the layout and size of rooms, plus the style and design of the home and better still contact the office to arrange a viewing so you can fully appreciate the warm homely feel on offer within the property and get a true sense of how well positioned this charming home is.

In brief the accommodation comprises: You first enter the home via the porch and from there you enter the good size and inviting reception hall. By now you will have already seen some of the character featured in this home with stunning leaded windows which flood light into the house and the spindle balustrade staircase which leads you to the first floor. The first of the three reception rooms you will come to is the front room currently used as a dining room (see photo) with wood beams to ceilings and the theme of leaded ornate windows in bay adding to the character and size of this room. Obviously this could be a second sitting room come lounge or used for another purpose to suit your living style as can any of the reception rooms in this gorgeous family home.

Next you have the lounge to the rear of the accommodation, with patio door leading out to the mature and well stocked garden. The lounge has two further windows to the side aspect and is adjacent to the third reception room which is currently used as a sitting / breakfast room with view to rear aspect and access to the kitchen (See photo) side lobby which has fitted storage and to the boiler room which provides extra useful storage space.

Upstairs you will find four bedrooms in total, and all are good size rooms, with two large doubles boasting bay windows which add an all-important extra dimension to the rooms and then another double currently used as a study / office (See photo) and a further good size single bedroom to the front aspect. Off the landing you can also access the separate toilet, which can be seen on our landing photo and then adjacent to the WC there is a bathroom (See photo) which has bath and wash hand basin plus window to the side aspect which adds lots of extra light to the room.

Outside, you will notice on our photos there is a fantastic frontage with beautifully maintained lawns and flower bed borders, plus a good size driveway which extends along the side of the home beneath the carport and to the large brick built wider than average garage which has power, light and a side access door plus windows to two sides as well as storage space in the loft area. The garage provides great space which could be used for a multitude of purposes including the potential of converting.

Important – Please click on the "Material Information" link for more important information

Tenure: Freehold

Rent Charge: £5 per annum shown on Title.

We understand this Rent Charge may have been paid off.

Disclaimer: If you are reading this disclaimer on an advert either printed by us or yourself please visit the digital property page for the full marketing disclaimer on this property before committing to purchase. Alternatively please request the disclaimer to be printed off separately. Certain websites may also promote our properties without our consent and we will not be held responsible for their omission of this disclaimer.

Material Information has been sourced from various official and 3rd party sources. For more information please email " compliance @ snapes . co . uk " with the specific property your enquiry relates to. We strongly advise you consult a Solicitor and/or a surveyor and carry out your own research on the information provided to ensure there have been no changes since the information was sourced as we do not check for changes which may happen after the listing was made available. For broadband/mobile services we urge you to contact your provider to ensure your the service you need and your device is compatible. Human error by 3rd party data inputters, and a lag in data being transposed to digital records are some of the reasons the above information may be outdated before or after you view.

Marketing: Our floor plan may not show some small recess areas, 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, both internally and externally. 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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