

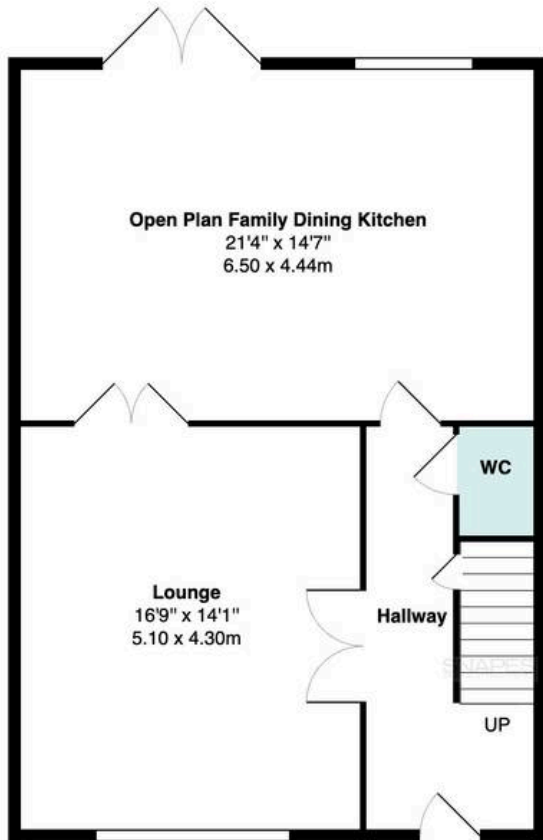


SNAPES  
SALES & LETTINGS AGENTS

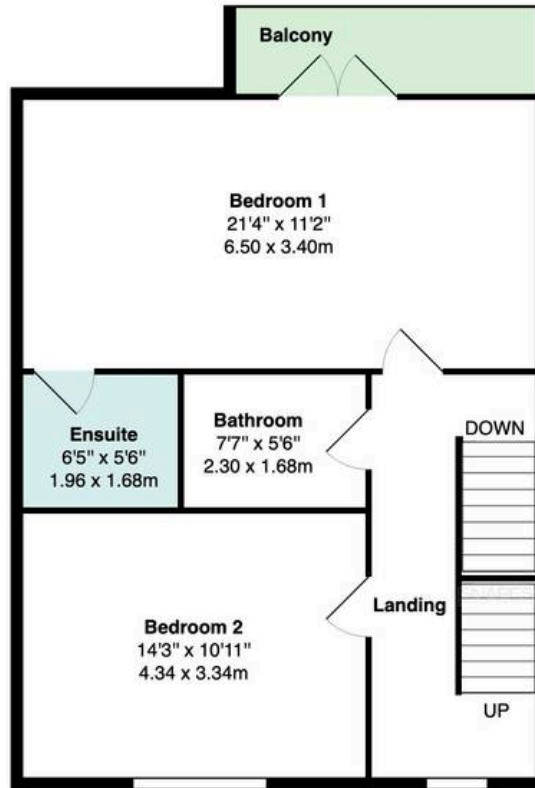
17 Bridge Lane, Bramhall – SK7 3AB

Guide Price £650,000

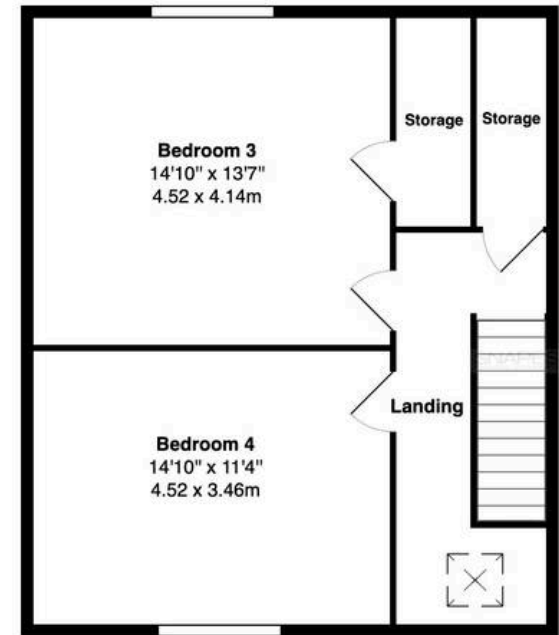




**Ground Floor**  
 Approximate Area: 673 ft<sup>2</sup> ... 62.5 m<sup>2</sup>



**First Floor**  
 Approximate Area: 648 ft<sup>2</sup> ... 60.2 m<sup>2</sup>



**Second Floor**  
 Approximate Area: 537 ft<sup>2</sup> ... 49.9 m<sup>2</sup>

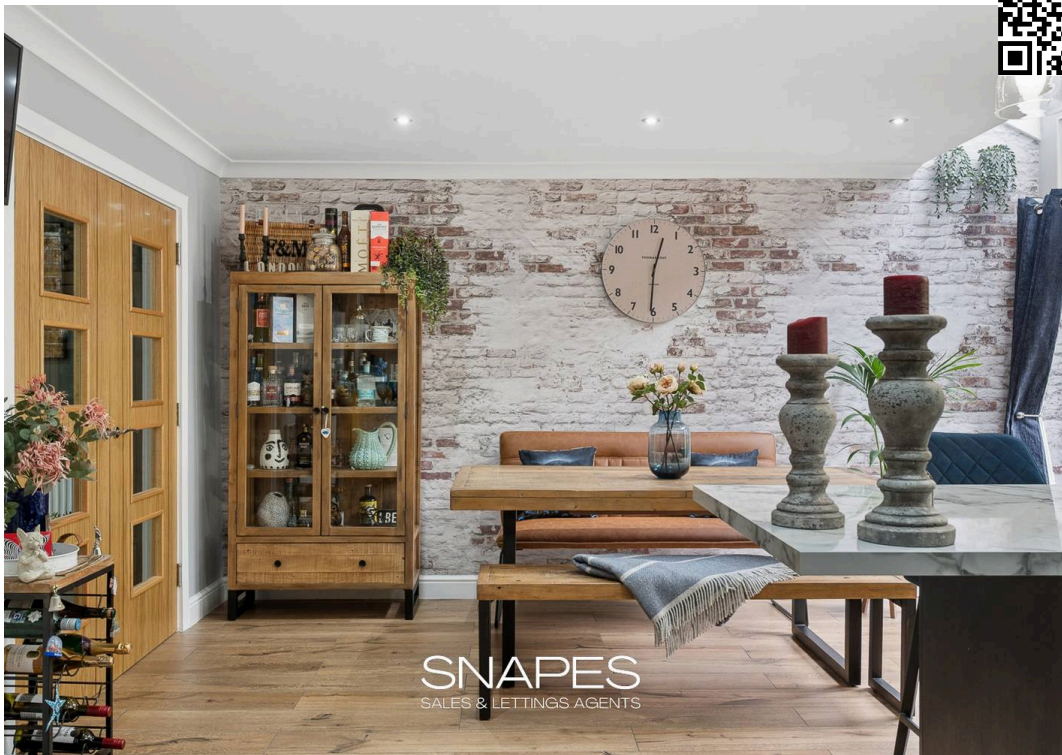
Approximate Total Area: 1858 ft<sup>2</sup> ... 172.7 m<sup>2</sup>



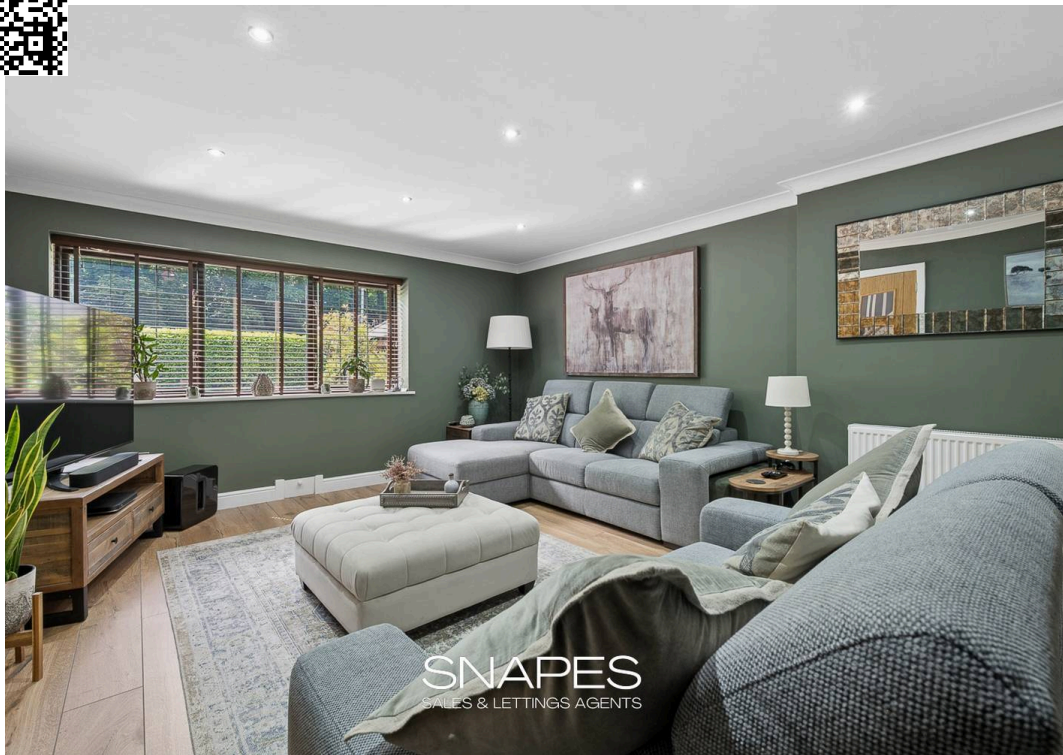
SNAPES  
SALES & LETTINGS AGENTS



SNAPES  
SALES & LETTINGS AGENTS



SNAPES  
SALES & LETTINGS AGENTS



SNAPES  
SALES & LETTINGS AGENTS



SNAPES  
SALES & LETTINGS AGENTS



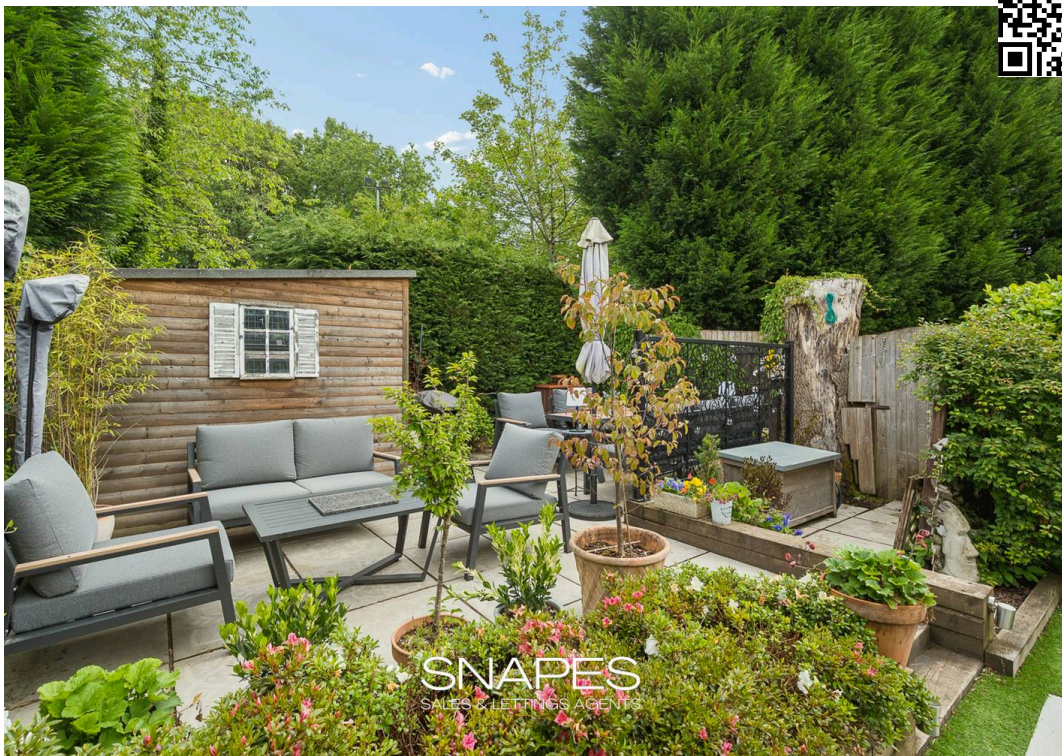
SNAPES  
SALES & LETTINGS AGENTS



SNAPES  
SALES & LETTINGS AGENTS



SNAPES  
SALES & LETTINGS AGENTS



## Description

Beautifully presented, stylish decor, open plan living, separate spaces to enjoy, contemporary bathrooms, double bedrooms, stylish kitchen area, adaptable living spaces, landscaped gardens, and a convenient location within a gated development - this really is one of those homes which must be viewed to be appreciated.

They say a picture speaks a thousand words; so we strongly advise you look through our photographs to appreciate the design and style of this properties interior and exterior features - and spend a few moments to look at the floor plan to get an idea of the shape, size and layout of the accommodation, which spans over 3 levels, and finally to quote an often over-used statement in estate agency; we STRONGLY advise you arrange to view this simply stunning home to get the true feeling of the space and quality of both the build and presentation.

In brief, the property as mentioned above has accommodation spanning over 3 levels - with the ground floor offering an inviting entrance hall which has double doors leading into the spacious family lounge, which has a window looking out over the front aspect. The entrance hall also leads through to the large open plan live-in entertaining dining kitchen, which has a stylish kitchen area (see photos) boasting a fully fitted and thoughtfully design kitchen arrangement which includes fitted appliances. The kitchen area is complemented by the second area of the room which could be used as a formal dining space or a more relaxed second sitting room if you tend not to dine at a table. A window to the rear overlooks the land scaped rear garden and double doors lead out to the garden. Finally the ground floor space is finished off with the practical feature of a downstairs toilet (WC) washroom, which is one of three toilets in the home.

Stairs from the hallway then lead upstairs to the first floor landing where access to two bedrooms can be found plus access to the main bathroom which is fitted with a modern suite (see photos). The main bedroom suite has the benefit of an en-suite shower room, also fitted with a stylish suite (see photos) plus has the added bonus of a walk out balcony via double doors. The balcony provides a place to enjoy elevated views of the stunning landscaped garden but also offers an extension to the living space. There is a second (of four) double bedroom on this first floor level, which this time overlooks the front aspect - with views into the gated front area but also has a green leafy Bramhall Park feel, due to the private elevated views towards the trees.

The second floor is accessed via the return staircase which leads to another landing area. The gallery landing could be used as further open storage or a place for a chair and lamp, to read a book and relax, with natural light added through the roof window to the front elevation. There is a storage cupboard off the landing providing valuable storage space, which is complemented by a further storage cupboard accessed via the rear bedroom on this level. The remaining 2 double bedrooms can be found on this level (see photos) however both you will notice are used differently by our clients, with one dressed and used as a sitting / TV room and the other as an at-home office space.

Outside; prepare for garden envy as you step into the rear garden, which is best left to seeing in person to fully appreciate the thoughtfully landscaped spaces, which offers areas to sit close-by the property, or sitting areas for eating and drinking, or just sitting back enjoying the private feel which is added by the leafy treelined backdrop. Through the centre of the garden joining the sitting areas, no-mow lawn (artificial grass) connects the spaces with a stepping stone pathway adding to the finish and look of this stunning outdoor space.

At the front - once through the secure gated entrance either via the recently renewed electric sliding gates or the pedestrian access side gate, you have shared access space for the 5 properties. This home comes with two parking spaces, conveniently located directly in front of the property, and enhanced visually by the bin-store surround added by our client.

To view the property call 0161 440 8700 or email [bramhall@snapes.co.uk](mailto:bramhall@snapes.co.uk)

## IMPORTANT INFORMATION also known as MATERIAL INFORMATION

1. **Tenure:** Leasehold
2. **Lease Dates:** 999 Years from 01-September-2003
3. **Rent Charge:** £70 per annum
4. **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](mailto:bramhall@snapes.co.uk)

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

