



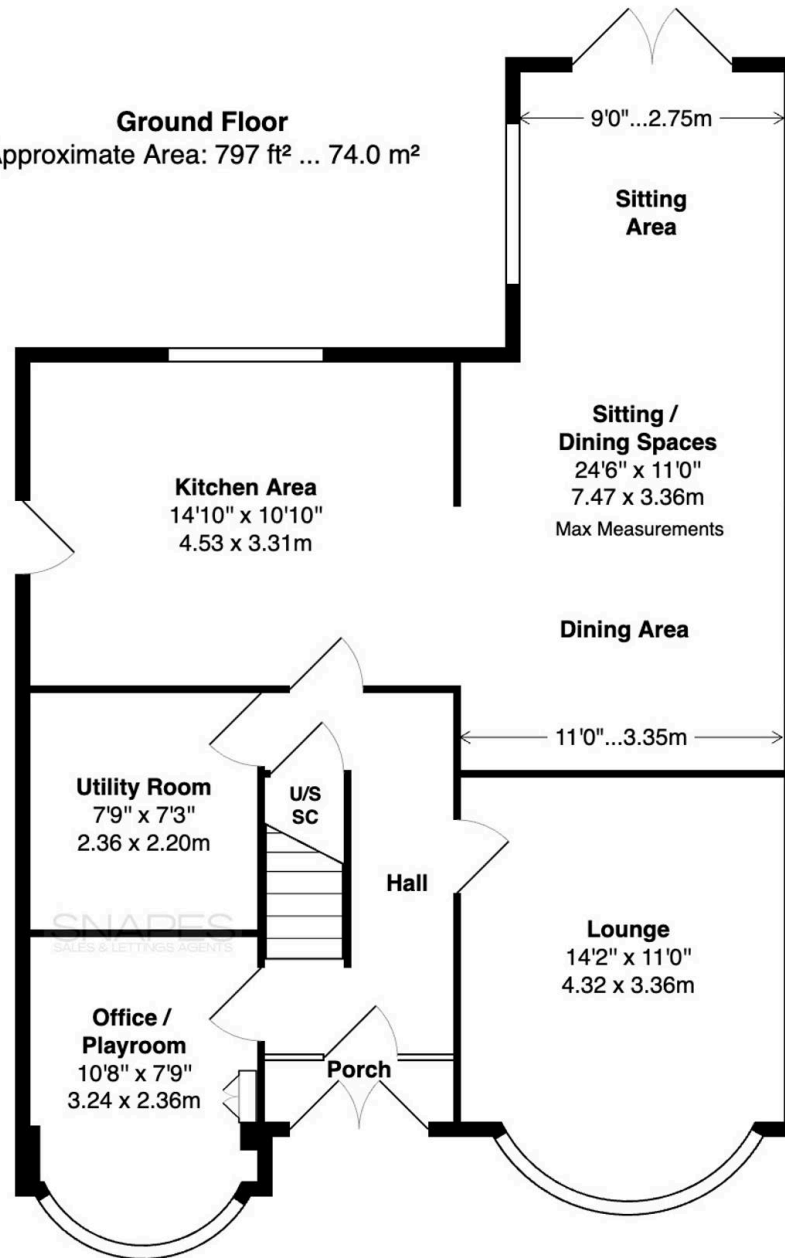
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91 Waterloo Road, Bramhall – SK7 2NT

Offers Over **£710,000**

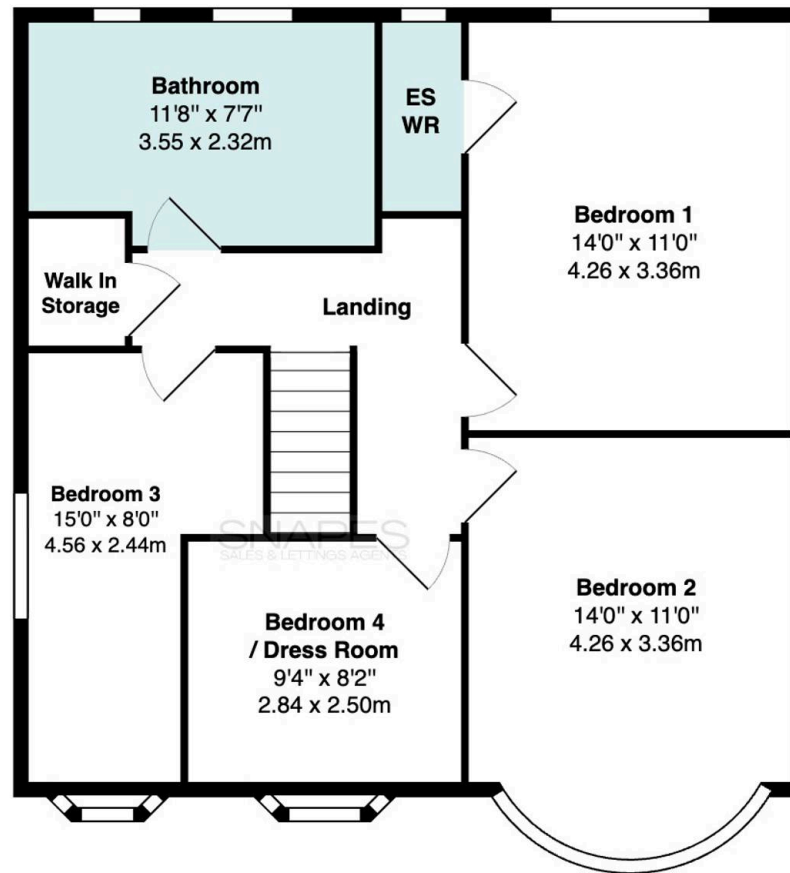


Ground Floor
Approximate Area: 797 ft² ... 74.0 m²



First Floor
Approximate Area: 697 ft² ... 64.7 m²

ES WR =
Ensuite Washroom





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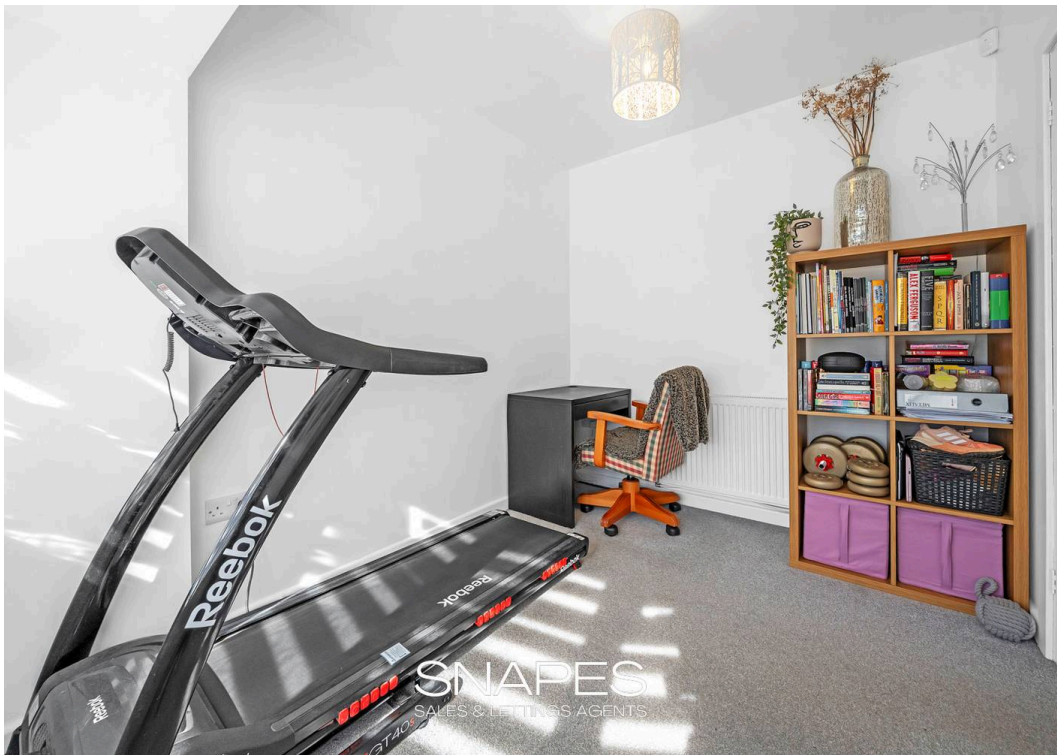
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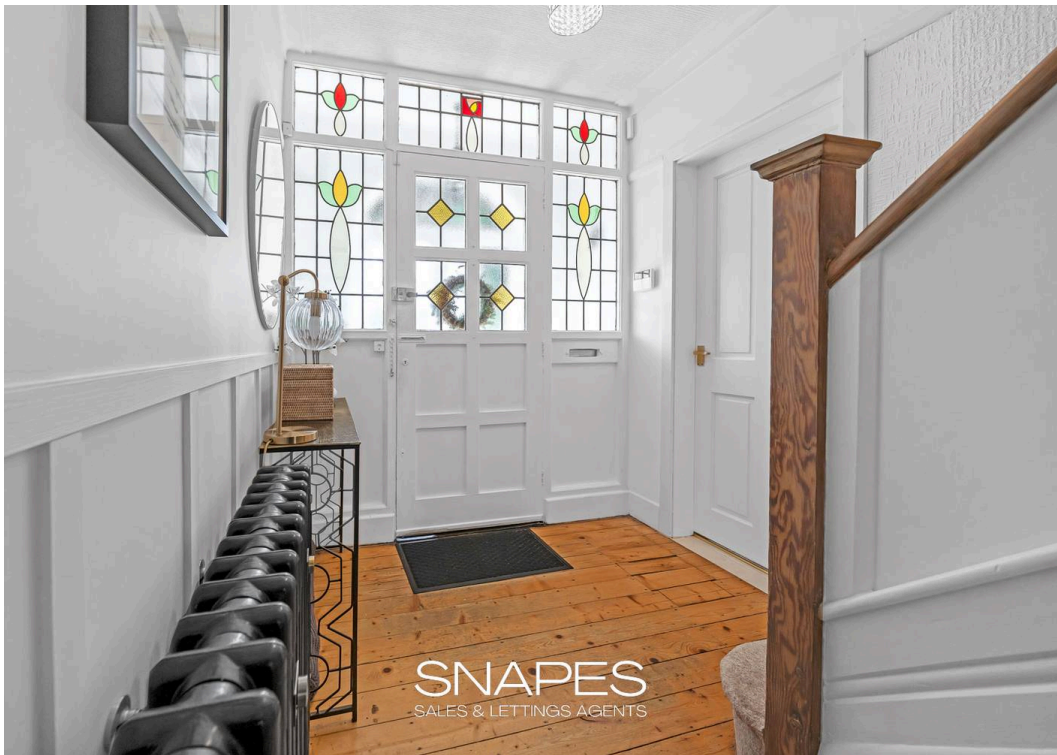
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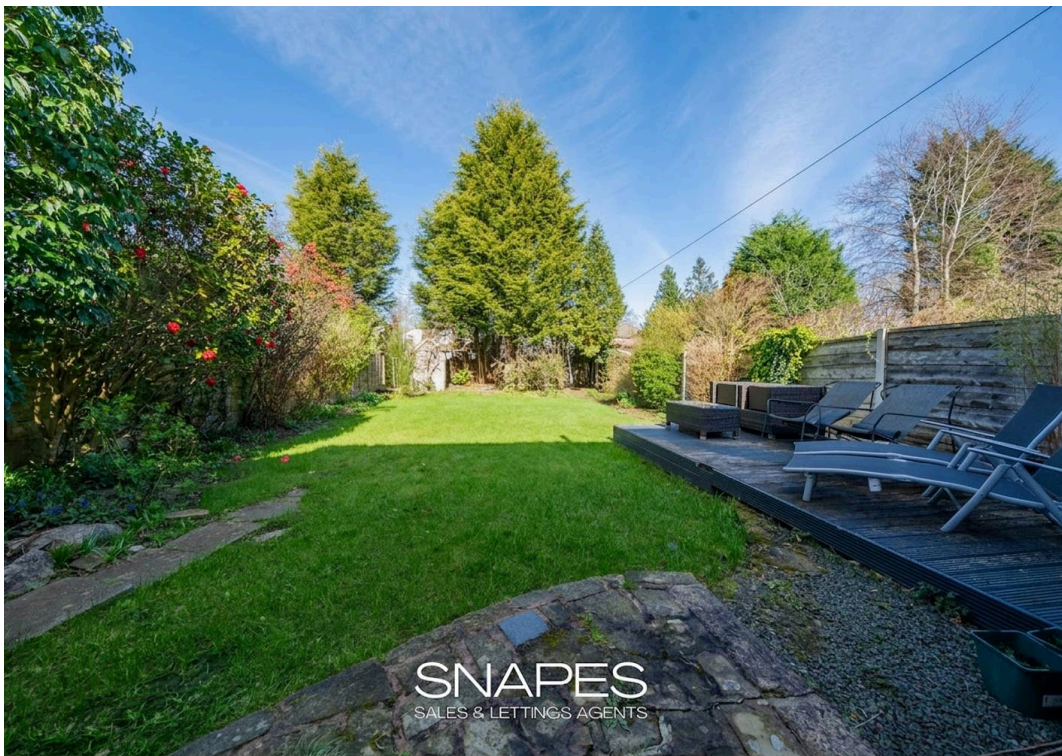


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We are delighted to offer for sale this superb extended detached home, ideally situated on a quiet cul-de-sac in one of Bramhall's most sought-after residential locations. Occupying a fantastic, slightly elevated plot, the property benefits from a generous driveway providing off-road parking for up to four vehicles. Adjacent to this is a raised, well-stocked garden area, with a mature hedgerow offering a high degree of privacy from the road.

A side gate leads down the left-hand side of the property, providing access to the rear garden. Entry into the home can also be gained from this side space, which opens out onto a substantial rear garden. Here, a good-sized patio area adjoins the house, leading onto a decking area - ideal for outdoor entertaining and relaxation. Beyond this, a large lawn extends towards the rear boundary, where a mature backdrop of trees enhances both privacy and outlook.

In addition, the property enjoys close proximity to two of Bramhall's (and indeed Stockport's) most desirable amenities. Happy Valley is just a short distance away, perfect for walking and cycling, while Bramhall Park offers acres of parkland to explore. The location also provides convenient access to a range of well-regarded schools, including Bramhall High School and Laurus Trust Hazel Grove High School, as well as local primary schools and excellent transport links.

This home perfectly balances separate living spaces, open-plan areas, and practical features. The ground floor offers versatile accommodation and comprises: an entrance porch leading into a light, welcoming hallway through a beautiful, 1930s original door with leaded and stained-glass windows (see photos). The hallway includes a staircase to the first floor with useful under-stairs storage, and provides access to the lounge, study/playroom, utility room, and kitchen. The utility room is an excellent complement to the kitchen, offering space for appliances such as a washing machine and dryer plus additional storage (including coats and shoes) to be kept neatly out of the main living areas.

To the front of the property, the lounge provides a calm and inviting space, featuring a curved walk-in bay window and an attractive feature fireplace. Opposite, the room currently labelled as an office/playroom is used by the owners as a gym and workspace, demonstrating its flexibility. This room also benefits from a bay window to the front aspect.

To the rear, an impressive reception space - accessed via the kitchen - incorporates both dining and seating areas. Measuring over 24 feet, this room offers excellent flexibility in layout and is perfectly suited for entertaining, particularly given its direct connection to the kitchen. Double patio doors open onto the decking area, while windows to both side elevations enhance natural light.

The kitchen is a generously sized and well-appointed space, featuring a breakfast bar, a range of base and eye-level units which include display units at eye level (see photos), and oak work surfaces that complement the character of the home. There is a window overlooking the rear garden, access to the side. There is space within the kitchen for appliances, remembering you also have the separate utility room.

Upstairs, the sense of space continues with well-proportioned bedrooms throughout. A large double bedroom to the front (labelled Bedroom 2 on the floor plan) features a curved walk-in bay window. The principal bedroom is positioned to the rear, offering lovely views over the garden, and includes access to an ensuite washroom with a wash hand basin and low-level WC, as well as a rear-facing window. The third bedroom benefits from dual aspects - front and side - and offers space not only for sleeping but also for study or play, making it ideal for children. The fourth bedroom, a double, is currently configured as a dressing room, complete with a range of modern wardrobes and vanity.

The family bathroom is particularly spacious and well-appointed, comprising a wash hand basin, low-level WC, and a walk-in double shower. The suite blends modern styling with character features and is enhanced by two windows (see photos).

Finally, the landing provides access to a useful walk-in storage cupboard - ideal for boxes or luggage - as well as access to the loft, which is boarded and has a light.

The property has CCTV and an alarm- Included in the sale.

IMPORTANT INFORMATION also know as MATERIAL INFORMATION

1. **Tenure:** Leasehold
2. **Dates:** 999 Years from 23-Aug-2023
3. **Ground Rent:** £6 per year
4. **Material Information:** Please read below

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### DISCLAIMER

We use various photo editing services to enhance the photos 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.

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.

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EPC Rating: E



## Snapes Estate Agents Bramhall

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