

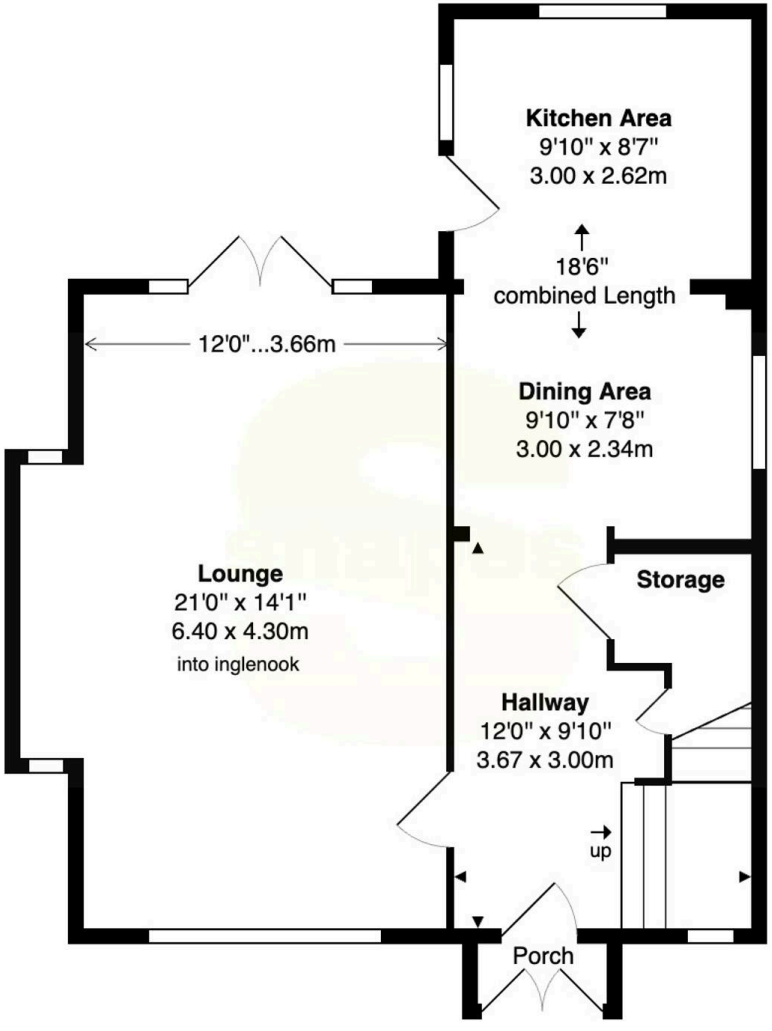
41 Ack Lane East, Bramhall - SK7 2BE

Guide Price £589,000

snapes estate agents

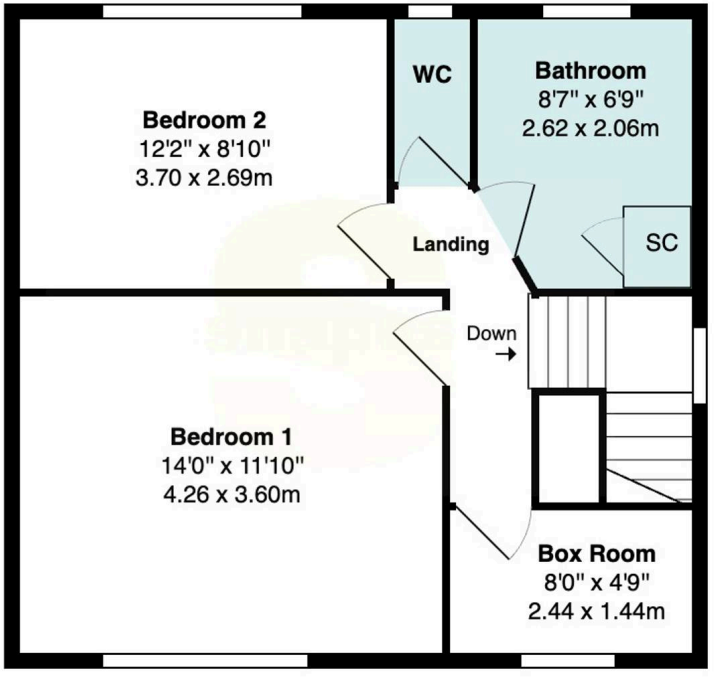
Ground Floor

Approximate Area: 585 ft² ... 54.4 m²



First Floor

Approximate Area: 467 ft² ... 43.4 m²



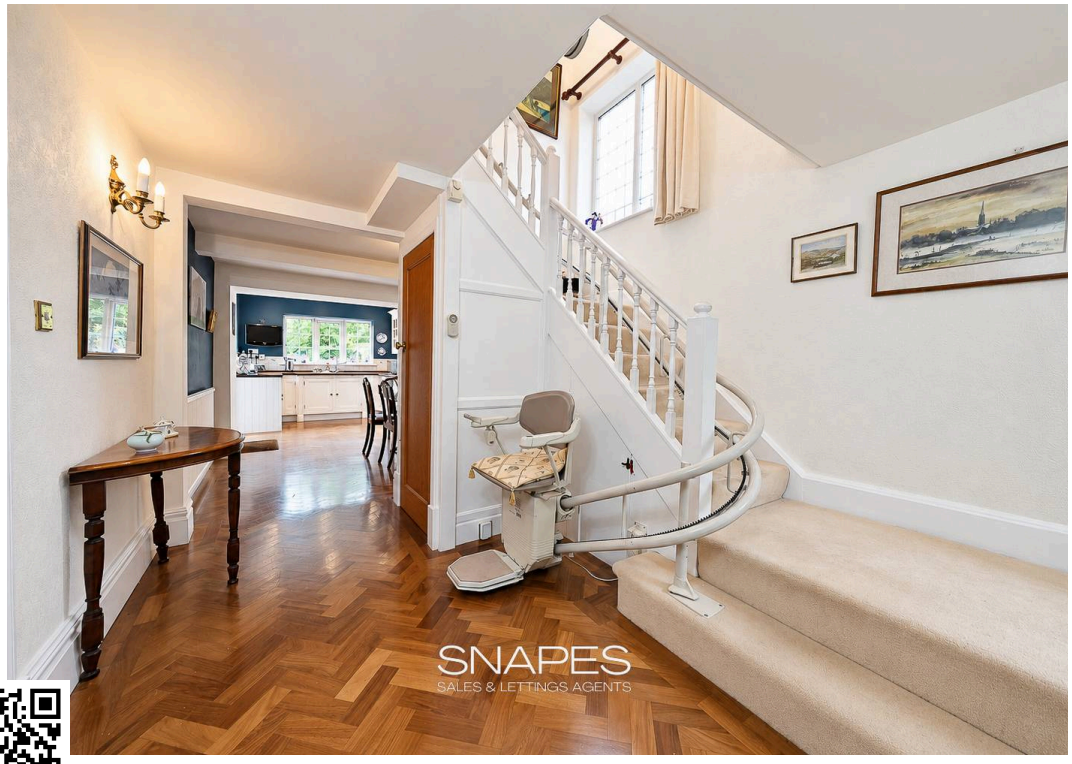

SNAPES


SNAPES


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


SNAPES
SALES & LETTINGS AGENTS


SNAPES


SNAPES


SNAPES


SNAPES


SNAPES


SNAPES

Charming Two-Bedroom Detached Cottage-Style Home with additional Box Room, Generous Living Space and a Superb Bramhall Village Location

Occupying a highly convenient position close to the heart of Bramhall Village, this charming detached cottage-style home offers approximately 1,052 square foot of well-proportioned accommodation, combining character, generous room sizes and a particularly practical layout.

The property provides two excellent double bedrooms together with a useful box room, making it ideal for buyers seeking additional space for a home office, study, nursery or occasional guest room.

An entrance porch opens into a welcoming hallway, where there is useful built-in storage and access to the principal ground-floor rooms. The main lounge is a particularly impressive space, measuring approximately 21'0" x 14'1" into the inglenook. Its generous proportions provide plenty of room for comfortable seating and furniture, while the inglenook adds an attractive focal point and reinforces the individual character of the home. To the rear is the kitchen and dining accommodation, extending to approximately 18'6" in combined length. The dining area measures approximately 9'10" x 7'8" and provides a natural space for everyday meals, while the adjoining kitchen measures approximately 9'10" x 8'7". Together they create a practical and sociable arrangement, with direct access to the outside.

Upstairs, the landing leads to two particularly well-proportioned bedrooms. Bedroom One measures approximately 14'0" x 11'10", while Bedroom Two measures approximately 12'2" x 8'10". Both offer ample space for bedroom furniture and contribute to the feeling of generous accommodation throughout the property. A separate box room measuring approximately 8'0" x 4'9" provides valuable additional flexibility and could work extremely well as a home office, study, dressing room, nursery or useful storage space. The bathroom measures approximately 8'7" x 6'9" and is complemented by a separate WC, while further storage is positioned off the bathroom.

The overall accommodation extends to approximately 1,052 sq ft / 97.8 sq m, with around 585 sq ft on the ground floor and 467 sq ft on the first floor.

The location is a major attraction. Ack Lane East places the property within very easy reach of Bramhall Village, with its excellent selection of independent shops, cafés, restaurants and everyday amenities. Bramhall railway station is also readily accessible, together with local schools, recreational facilities and transport connections towards Stockport, Manchester and the wider South Manchester area.

With its detached cottage-style character, generous 21-foot lounge, two excellent bedrooms, useful box room and enviable position close to Bramhall Village, 41 Ack Lane East represents a rare and appealing opportunity for buyers seeking an individual home in one of Bramhall’s most convenient locations.

IMPORTANT INFORMATION also know as MATERIAL INFORMATION

1. **Tenure:** Freehold
2. **Rent Charge:** Add or Delete.
3. **Other:** The Sale is Subject to Probate being Granted
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.

EPC Rating: D



Snapes Estate Agents Bramhall

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

0161 440 8700

bramhall@snapes.co.uk

www.snapes.co.uk