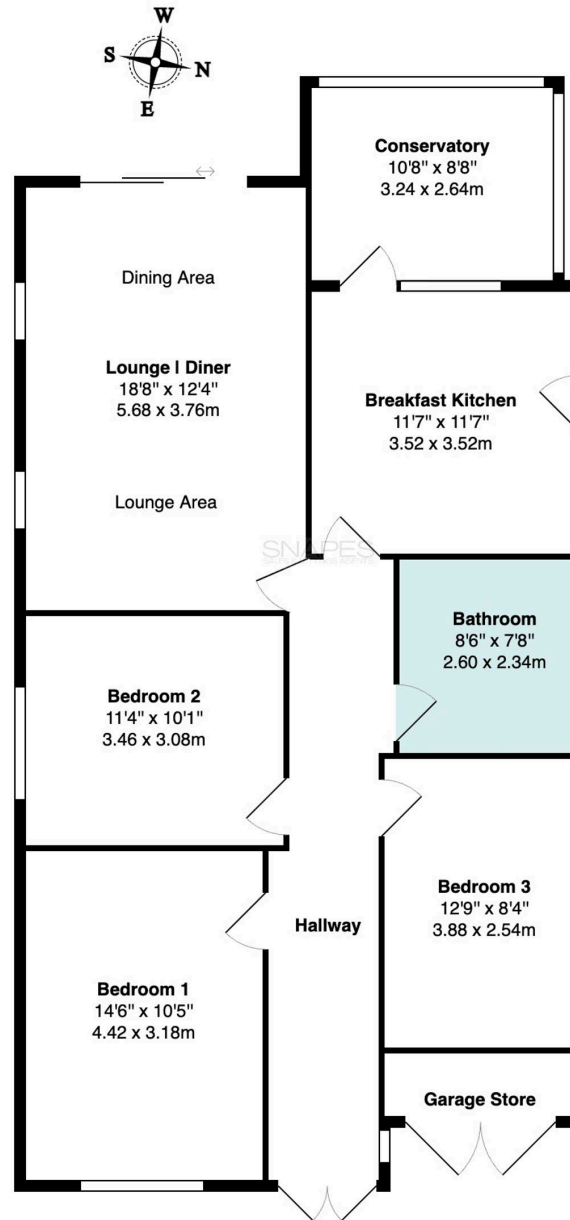




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30 Meadway, Bramhall – SK7 1LA
£550,000





Approximate Total Area: 1075 ft² ... 99.9 m²



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We are delighted to offer for sale this superb extended detached bungalow which is located in the heart of the vibrant Bramhall Village.

We strongly advise you study the photographs provided to understand the design and style of both the interior and exterior of this home, and also look at the floor plan to understand the property layout, size and flow of accommodation.

In brief, the property has a hallway which creates a spine of the accommodation offering access into all of the room, except for the conservatory. The main lounge has been extended to provide a lounge with dining area, whilst the kitchen has been thoughtfully designed to show you can also create space for occasional eating, alongside cooking. The kitchen is where access to the conservatory is gained.

You then have 3 bedrooms located off the entrance hall, which could obviously be used for different purposes – so if you only need 2 bedrooms, you could choose one to be another reception room, the choice is yours. The family bathroom is fitted with a modern suite and serves the accommodation well.

Outside, you have ample parking to the front, with side access and a rear garden which has mature borders, plus lawn areas to enjoy.

Another feature worth noting are the photovoltaic (Solar) system on the roof, with 8 panels, divided between the South and West roof elevations.

The Location:

Meadway in Bramhall (SK7) is a highly desirable residential road, known for its convenience, suburban feel and strong sense of community. The road is characterised by a mix of detached and semi-detached family homes, often owner-occupied, which helps create a well-kept and settled environment. It benefits from excellent local amenities, with highly regarded schools such as Queensgate Primary and Bramhall High School nearby, making it particularly appealing for families. Residents also enjoy the convenience of a short stroll into the vibrant Village centre and easy access to transport links such as Bramhall train station, bus routes and major road networks, while still being close to green spaces like, Lumb Lane Park, Happy Valley, Bramhall Park and the often overlooked walking routes to the South of the development where access towards Poynton and cycle lanes along the A555. Overall, Meadway offers a balance of tranquillity, accessibility and quality living in one of South Manchester's most sought-after suburbs

IMPORTANT INFORMATION also know as MATERIAL INFORMATION

1. **Tenure:** Leasehold
2. **Lease Dates:** 999 Years from 23.12.1957
3. **Rent Charge:** £10 PA (LR Title Section A:2)
4. **Material Information:** Please read below

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.

***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



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