



## 16 Fords Lane, Bramhall

£525,000 Leasehold

WALKING DISTANCE TO BRAMHALL VILLAGE • HIGHLY SOUGHT AFTER BRAMHALL LOCATION • POTENTIAL TO EXTEND SUBJECT TO PLANNING • NO ONWARD CHAIN • BEAUTIFULLY MAINTAINED THROUGHOUT • LARGE DETACHED GARAGE



Situated in a fantastic location, just minutes away from Bramhall Village, this wonderful property is offered for sale with no onward chain. The property is positioned just a short walk away from Bramhall village, boasting convenience and excellent access to local shops and restaurants.

Council Tax band: D

Tenure: Leasehold

EPC Energy Efficiency Rating: D

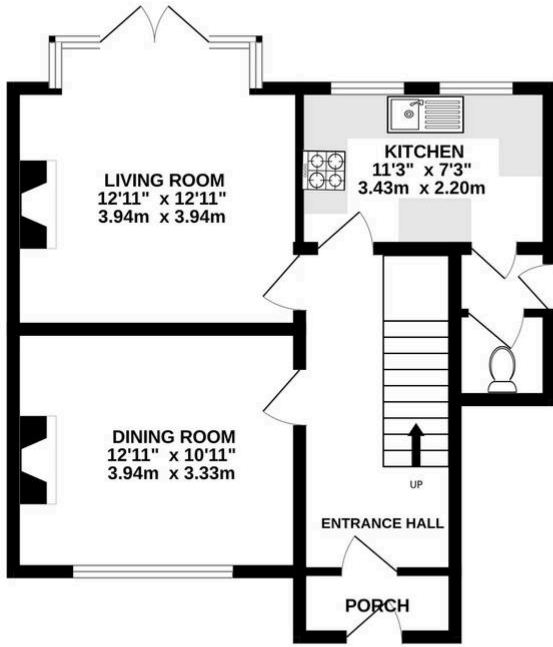
EPC Environmental Impact Rating:



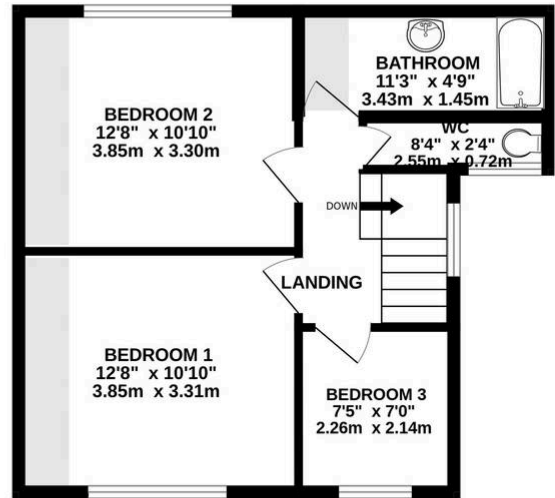
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**GROUND FLOOR**  
520 sq.ft. (48.3 sq.m.) approx.



**1ST FLOOR**  
456 sq.ft. (42.4 sq.m.) approx.



**TOTAL FLOOR AREA : 976 sq.ft. (90.7 sq.m.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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