



## 79 Fir Road, Bramhall

£425,000 Leasehold

IN NEED OF MODERNISING • SOUTH EAST FACING PRIVATE GARDEN • DETACHED BUNGALOW • NEARBY LOCAL SHOPS AND AMENITIES • NO ONWARD CHAIN • DRIVEWAY PROVIDING OFF-ROAD PARKING • NEARBY LOCAL TRANSPORT LINKS INCLUDING BRAMHALL TRAIN STATION





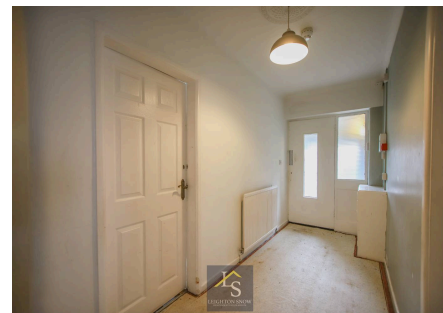
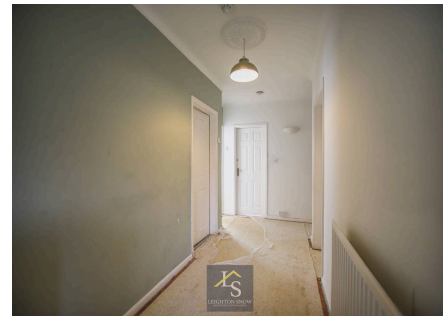
This fantastic three bedroom bungalow is offered for sale with no onward chain, ideally positioned in a sought-after residential area within close proximity to local shops and amenities. This excellent property provides exceptional potential for buyers seeking a project, in need of modernisation throughout.

Council Tax band: D

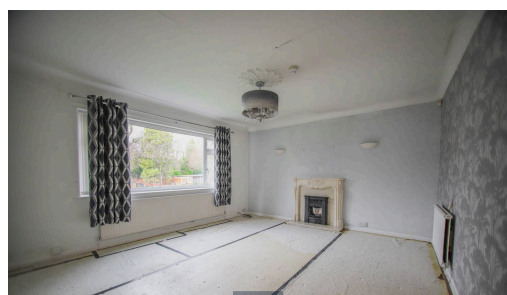
Tenure: Leasehold

EPC Energy Efficiency Rating: D

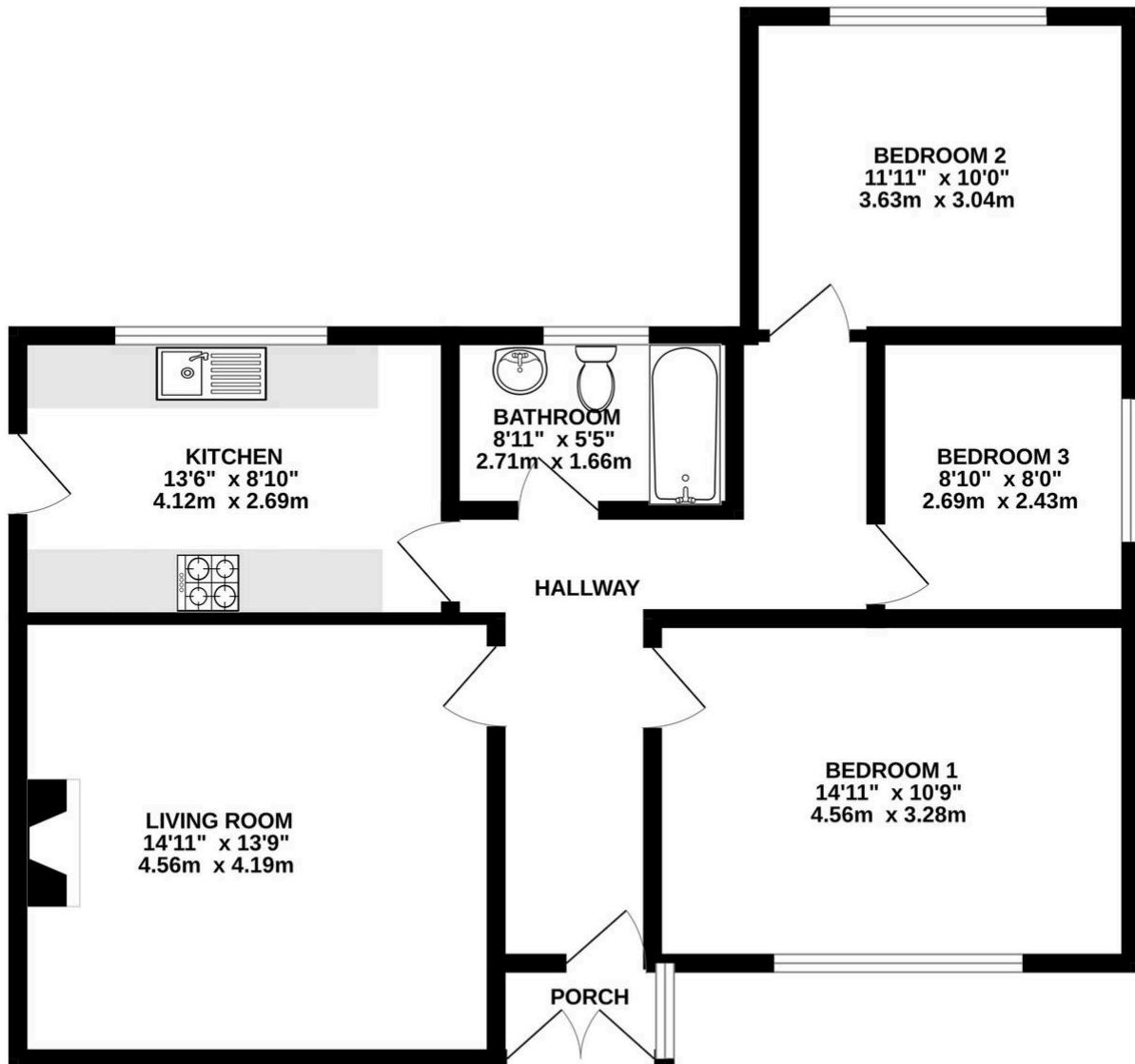
EPC Environmental Impact Rating: D



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GROUND FLOOR  
854 sq.ft. (79.3 sq.m.) approx.



TOTAL FLOOR AREA : 854 sq.ft. (79.3 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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This fantastic three bedroom bungalow is offered for sale with no onward chain, ideally positioned in a sought-after residential area within close proximity to local shops and amenities. This excellent property provides exceptional potential for buyers seeking a project, in need of modernisation throughout.

Upon entering, you are greeted by a generous hallway leading to all principal rooms. The accommodation offers a bright and well-proportioned living room, a separate kitchen area, offering ample storage and workspace, ready for refurbishment to suit contemporary tastes. Each of the three bedrooms is well-sized, providing comfortable accommodation for families or those wishing to create a dedicated home office or guest space. The master bedroom is positioned to the front of the property, with the second and third positioned to the rear. The bathroom is currently fitted with a traditional three piece suite and presents an excellent opportunity for updating.

Externally, the property boasts a good-sized driveway, which provides convenient off-road parking for multiple vehicles. To the rear, the property offers a wonderful south-east facing garden, which is primarily laid to lawn. The bungalow's layout is designed for easy, single-level living, appealing to a wide range of purchasers including downsizers, families and those looking for a renovation project.

The property is positioned in a fantastic location, boasting excellent transport links allowing for straightforward travel to nearby towns and city centres. This property represents a wonderful blank canvas, offering scope for personalisation and the chance to create a stylish, modern home tailored to individual requirements. Whether you are an investor, a family looking to settle in a desirable area, or someone keen to put their own stamp on their next home, this bungalow is sure to impress with its generous proportions and outstanding potential.

*PROPERTY MISDESCRIPTIONS ACT 1991 For clarification, Leighton Snow Agents wish to inform prospective purchasers, that we have not carried out a detailed survey, nor have we tested any of the appliances or heating system and cannot give any warranties as to their full working order. Purchasers are advised to obtain independent specialist reports if they have any doubts. All measurements are approximate and should not be relied upon for carpets or furnishings.*

