



**SNAPES**  
SALES & LETTINGS AGENTS

**45 Meadway, Bramhall – SK7 1JZ**

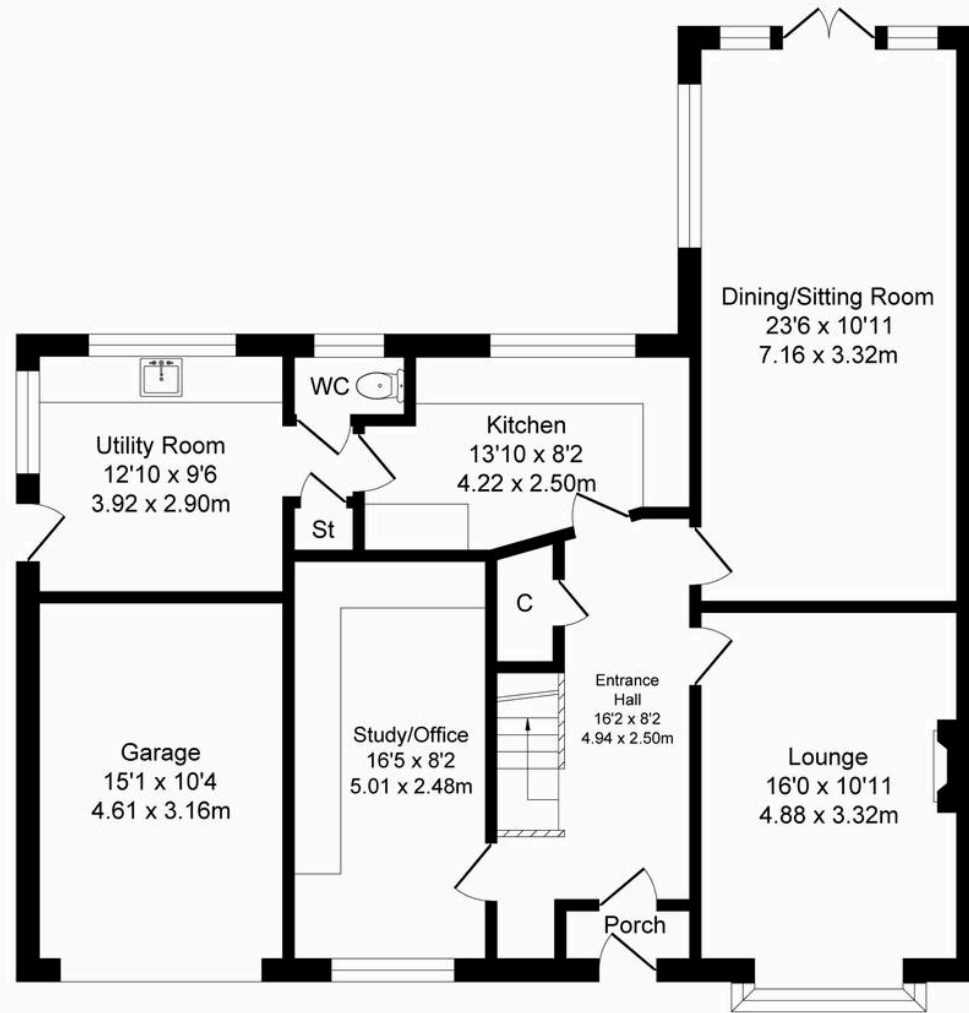
Guide Price **£750,000**



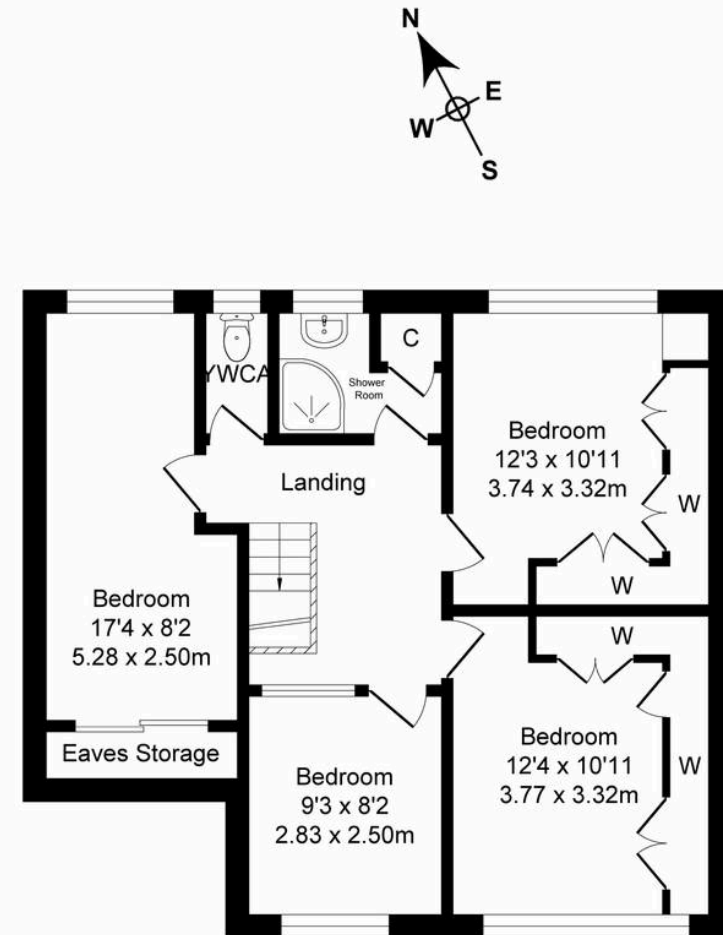
# Meadway

Total Approx. Floor Area 1801 Sq.ft. (167.3 Sq.M.)

Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



Ground Floor  
Approx. Floor  
Area 1151 Sq.Ft  
(106.9 Sq.M.)



First Floor  
Approx. Floor  
Area 650 Sq.Ft  
(60.4 Sq.M.)





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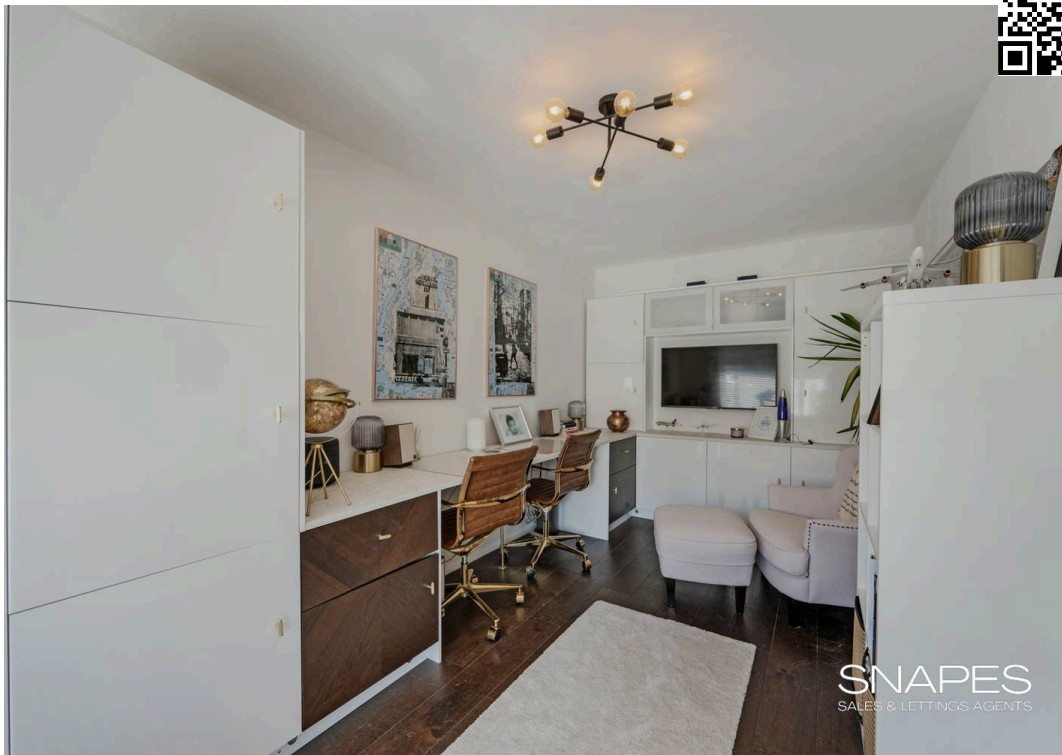
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We are pleased to offer for sale this spacious 4 bedroom detached home which is positioned on a fantastic commanding corner plot close to the heart of Bramhall Village - with parking for 3 to 4 cars at the front, side space with gate access and superb size rear garden which is main laid to lawn with strategically placed patio areas to enjoy the Westerly aspect which this corner plots gets to enjoy.

This home boasts spacious and adaptable accommodation, spread out over 2 levels. Due to the corner plot aspect, there is huge potential (subject to planning permission) to adapt and create even more living space in our opinion - although the already plentiful accommodation is perfect for a family with separate spaces to enjoy and the potential to create larger open plan spaces. You will notice off the entrance hallway there is access to all 3 main reception spaces, which can be used to suit your own needs. We have labelled them; lounge, dining/sitting room and study/office. The kitchen is located to the rear of the ground floor space (see photos) and has direct access through to the separate utility room and downstairs toilet (WC) and from the utility room you can gain access to the outside side space.

The integrated garage is perfectly positioned to consider converting or can be used for storage and even parking! Be that for a suitably sized car, motorcycles, or bicycles perhaps. So if you are looking for a property with 3 reception rooms, or open plan living, or you would like a kitchen with a separate utility room this property either ticks the boxes, or can do very easily in our opinion with the huge potential to adapt.

Moving upstairs you will notice off the landing you will see there are 4 bedrooms in total, with 2 facing the rear aspect and 2 looking over the front. There is a separate bathroom and separate toilet (WC).

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 8-July-1959
3. **Rent Charge:** None Mentioned on Land Registry Title.
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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