

Patch Lane

Bramhall, SK7 1HR

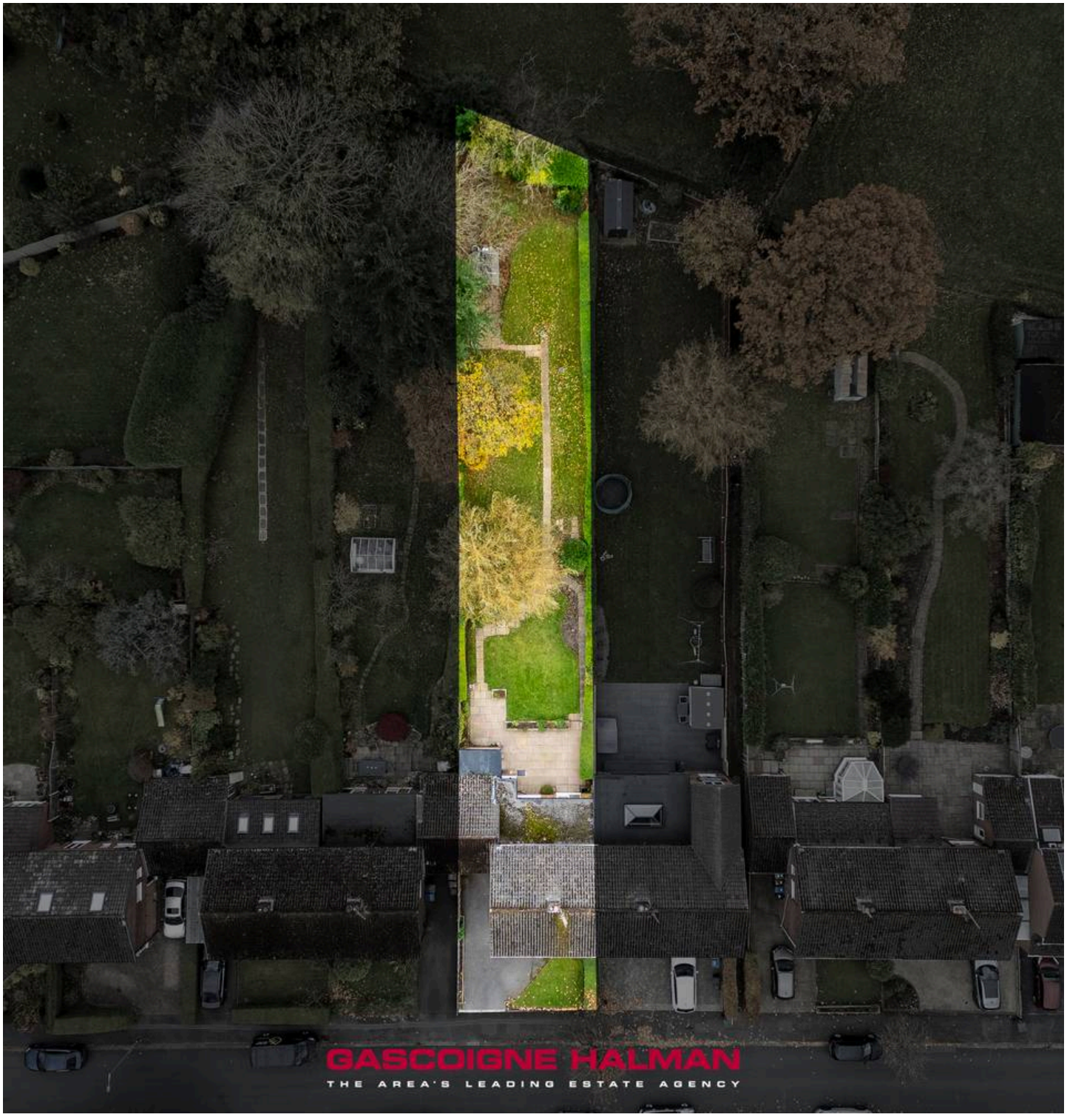
£550,000

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THE AREA'S LEADING ESTATE AGENCY

No Chain. Spacious three bedroom semi detached family home offered with with no onward chain and presenting a large plot in the region of 0.15 acres. The south facing rear garden and the highly desirable central setting close to Bramhall, transport links and schools makes this home a rare opportunity for any buyer. Internally the property approaches 1500 sq/ft of superb living accommodation and whilst the property is immaculately maintained, buyers may choose to make upgrades to suit their own requirements.

- No Onward Chain Providing A Hassle Free Purchase For Any Buyer
- Wonderful Location Within Easy Walking Distance To Bramhall Village & All Amenities The Village Has To Offer
- Extended Three Bedroom Semi Detached Family Home With Downstairs WC
- Superb Large Private Non Overlooked South Facing Rear Garden
- Excellent Development Potential To Extend/Remodel (STPP)
- One Of The Largest Plots Along Patch Lane Offering Approximately 0.15 Acres
- Bay Fronted Living Room With Additional Second Reception Room & Kitchen Breakfast Room
- Separate Utility Room & Integral Single Garage (Which Could Also Be Converted STPP)
- Walking Distance To Moss Hey Primary School
- Driveway Providing Of Road Parking




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NO CHAIN - This extended three bedroom semi detached house presents an exceptional opportunity for buyers seeking a spacious and versatile family home in a highly desirable location, offered with no onward chain for a straightforward, hassle free purchase. Situated on one of the largest plots along Patch Lane, with approximately 0.15 acres, this property is ideally positioned within easy walking distance of Bramhall Village and its wide range of amenities, including shops, cafes, and restaurants, as well as being within a short stroll of the highly regarded Moss Hey Primary School. The accommodation is thoughtfully arranged to suit modern family living, featuring a welcoming bay fronted living room, a second reception room ideal for formal dining or a family lounge, and a well proportioned kitchen breakfast room that provides ample space for everyday meals and entertaining. The property also benefits from a separate utility room and a convenient downstairs WC, adding to the practicality of the layout. The integral single garage offers further potential, with the option to convert (subject to planning permission) to create additional living space if required. The first floor reveals three impressive bedrooms, a bathroom with walk-in shower and separate WC. This home is further enhanced by its superb large private rear garden, which is south facing and not overlooked, ensuring a tranquil and sunny setting for relaxation and family activities. For those looking to create their dream home, the property offers excellent development potential to extend or remodel (subject to planning permission), making the most of its generous plot and flexible footprint.



Off road parking is provided by a driveway, ensuring convenience for residents and visitors alike. This property combines space, location, and potential, making it an ideal choice for families, professionals, or anyone seeking to enjoy the vibrant community atmosphere of Bramhall Village while benefiting from excellent local schools and transport links. With its rare combination of a large plot, versatile accommodation, and outstanding scope for further enhancement, this is a unique opportunity to secure a substantial home in a prime setting. Early viewing is highly recommended to appreciate the full potential and lifestyle on offer.

Council Tax Band: E

Tenure: Freehold

EPC Rating: C




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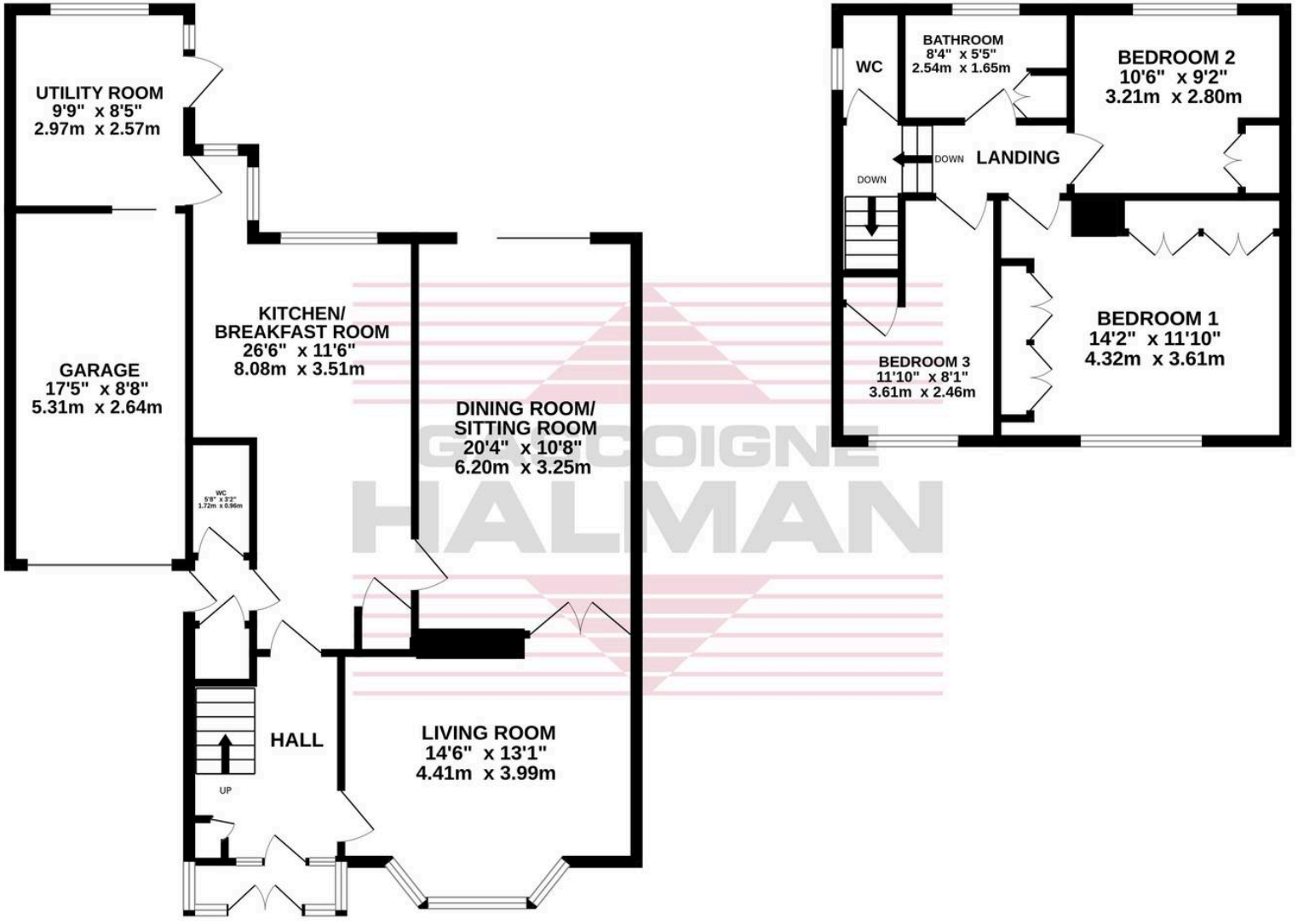

Moss Hey
Primary School
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Bramhall Village Centre
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Poynton
Centre
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GROUND FLOOR
950 sq.ft. (88.2 sq.m.) approx.

1ST FLOOR
460 sq.ft. (42.8 sq.m.) approx.



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TOTAL FLOOR AREA : 1410 sq.ft. (131.0 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only
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