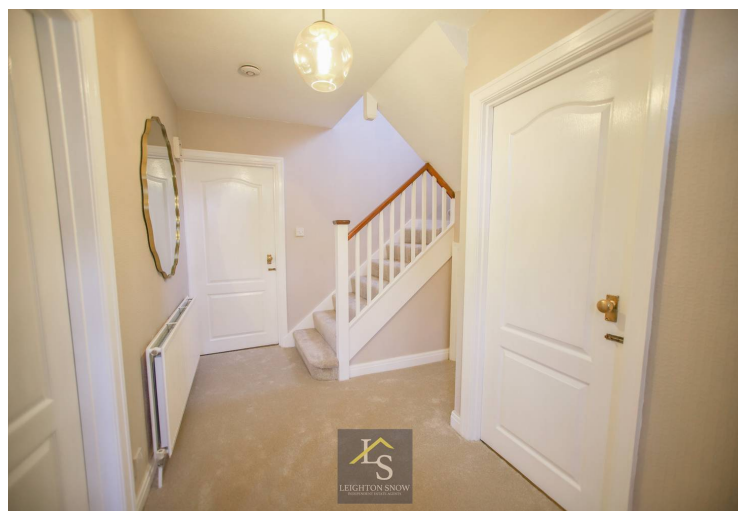




4 Beathwaite Drive, Bramhall

£595,000 Freehold

WALKING DISTANCE TO BRAMHALL PARK • QUIET CUL-DE-SAC LOCATION • IN NEED OF MODERNISATION • CLOSE TO LOCAL SHOPS AND AMENITIES • NO ONWARD CHAIN • TANDEM GARAGE • BEAUTIFULLY MAINTAINED THROUGHOUT



Situated in the sought-after area of Bramhall, this 4 bedroom detached house presents a rare opportunity for those seeking a tranquil yet convenient lifestyle. Positioned on a quiet cul-de-sac just off the wonderful tree-lined Bramhall Park Road, this property comes to the market offering a fabulous opportunity. The property is conveniently positioned just a short walk away from the lovely Bramhall Park, as well as being close by both Bramhall and Cheadle Hulme villages, allowing for excellent convenience. With no onward chain, this opportunity is ripe for a new homeowner to transform this brilliant space into their own.

Council Tax band: F

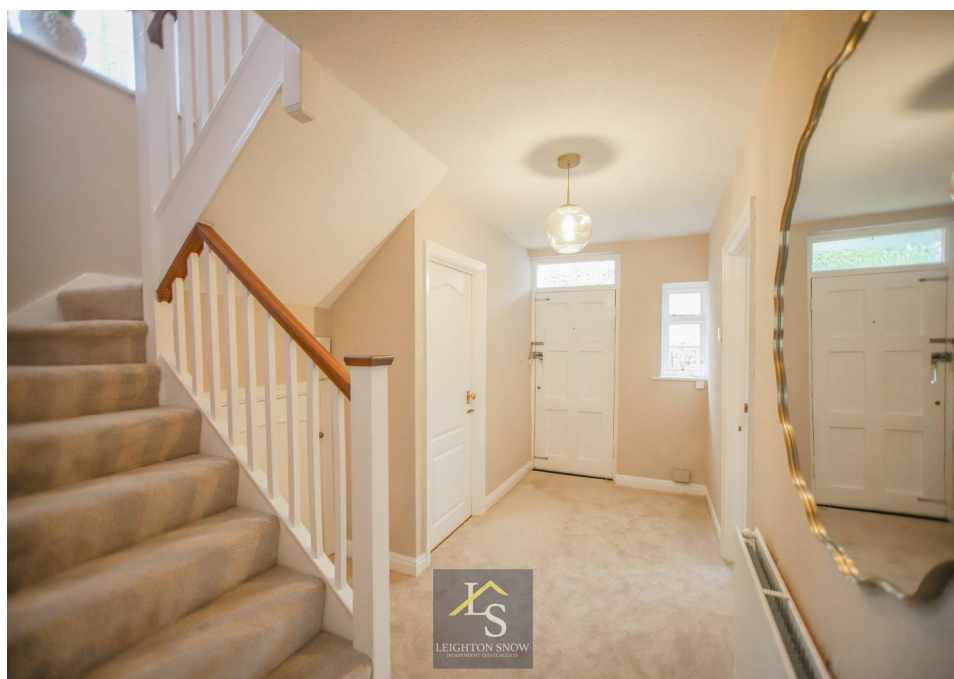
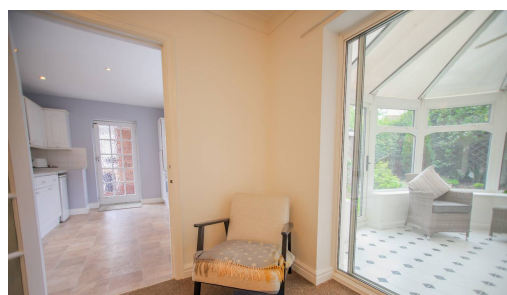
Tenure: Freehold

EPC Energy Efficiency Rating: F

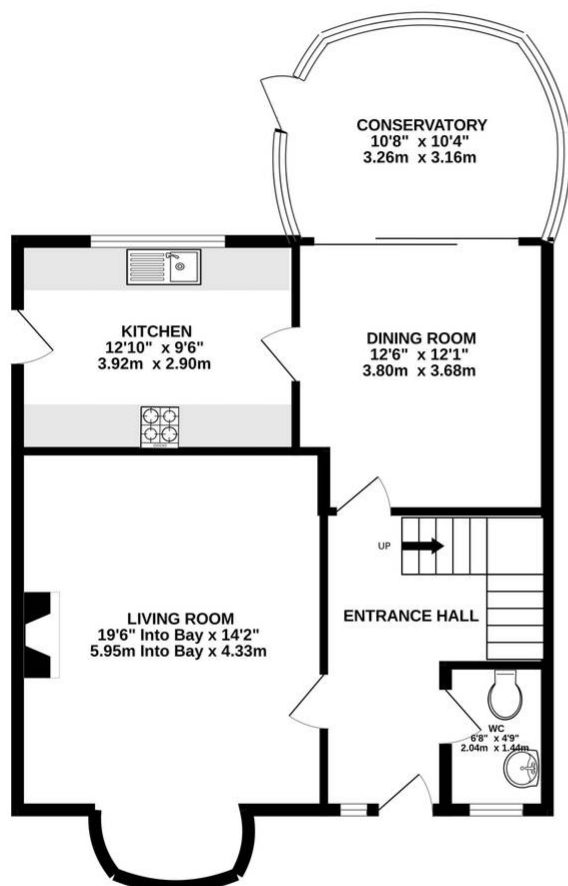
EPC Environmental Impact Rating:



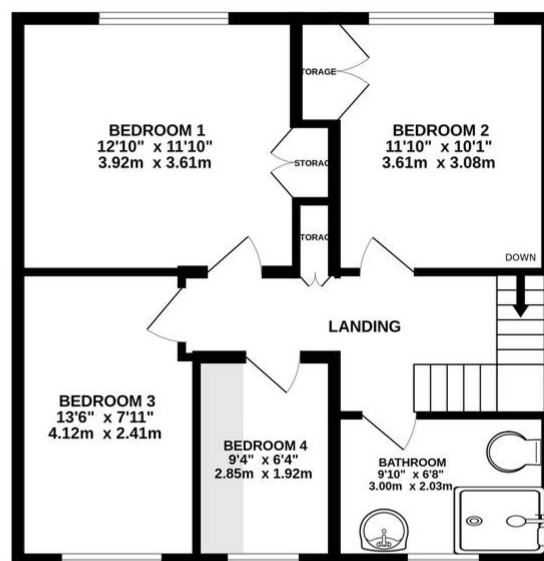
- › WALKING DISTANCE TO BRAMHALL PARK
- › QUIET CUL-DE-SAC LOCATION
- › IN NEED OF MODERNISATION
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GROUND FLOOR
782 sq.ft. (72.6 sq.m.) approx.



1ST FLOOR
614 sq.ft. (57.1 sq.m.) approx.



TOTAL FLOOR AREA : 1396 sq.ft. (129.7 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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Situated in the sought-after area of Bramhall, this 4 bedroom detached house presents a rare opportunity for those seeking a tranquil yet convenient lifestyle. Positioned on a quiet cul-de-sac just off the wonderful tree-lined Bramhall Park Road, this property comes to the market offering a fabulous opportunity. The property is conveniently positioned just a short walk away from the lovely Bramhall Park, as well as being close by both Bramhall and Cheadle Hulme villages, allowing for excellent convenience. With no onward chain, this opportunity is ripe for a new homeowner to transform this brilliant space into their own.

Upon entering the property, you are greeted by a spacious entrance hallway. The property offers a delightful living room, adorned with natural light entering through the bay window, creating a pleasant space for both relaxation and socialising. To the rear, the property boasts a generously sized dining room, a galley kitchen and a conservatory overlooking the well manicured garden area. This property doesn't shy away from practicality, offering a fantastically sized tandem garage, a good-sized driveway, providing ample off road parking and a useful downstairs WC.

To the first floor of the property, there are four well-appointed bedrooms, each offering a peaceful retreat at the end of the day. With an abundance of natural light filtering through the windows, each room is bathed in a warm and inviting ambience. The family bathroom, currently fitted with a three piece shower suite, offers a fabulously sized room for future modernisation and alterations.

This property provides an excellent opportunity for families looking for a convenient property full of potential, offering ample convenience.

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



