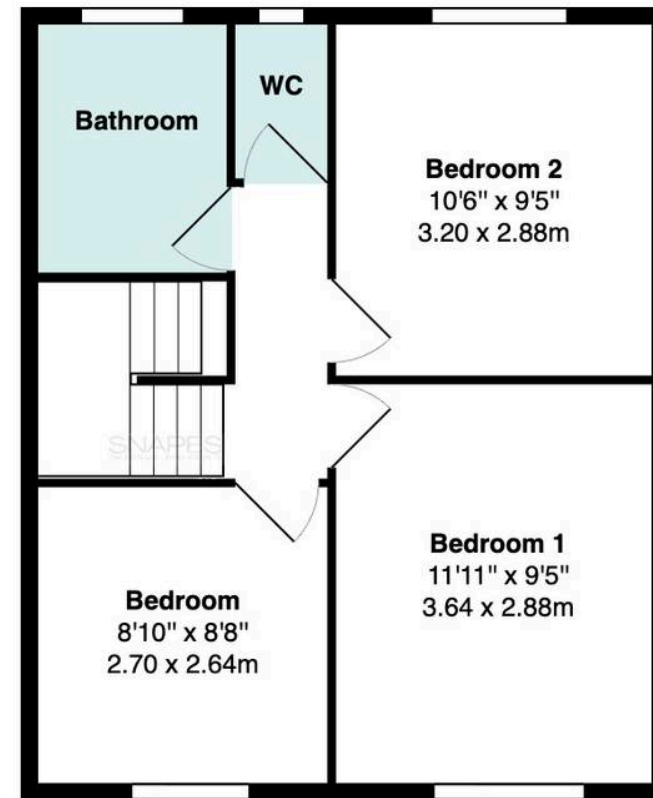
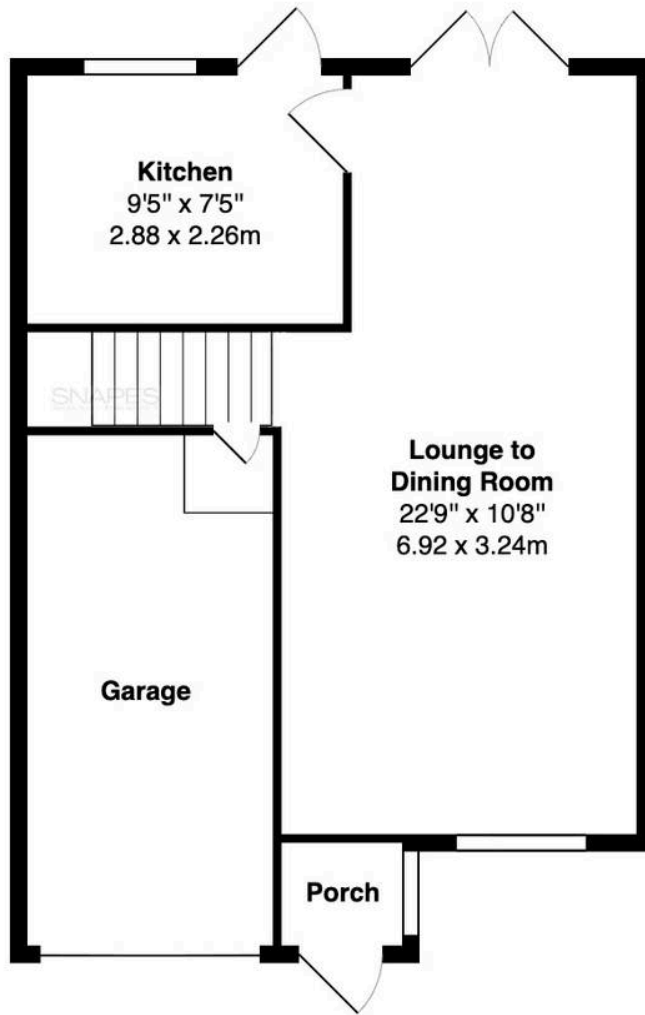




32 Delfur Road, Bramhall – SK7 2HG

Guide Price £359,500





Approximate Total Area: 869 ft² ... 80.8 m²

32 Delfur Road, Bramhall - Measurements previous from a floor plan







Description

Located on the fringes of the popular Dairyground residential development this 3 bedroom semi detached home is offered for sale with no vendor chain.

The property is positioned on a plot which offers driveway parking to the front, plus an integral garage which subject to the relevant permissions offers the clear potential for conversion if you wanted to add more living space to the accommodation. To the rear of the home there is an enclosed rear garden with lawn and patio.

Inside the property offers accommodation set over two levels:

You first enter the home via the front porch and from there walk through to the main lounge area which has a window to the front aspect, feature fireplace to one wall, plus open way to the dining area. The dining area has patio doors leading out to the rear garden plus gives access into to the kitchen. Both the size of the garden and the kitchen being positioned at the rear of the accommodation adjacent to the dining room means the potential of creating open plan living is possible, be it within the current foot print or the potential of extending backwards perhaps.

Upstairs the property has 3 bedrooms plus a family bathroom and separate WC as shown on our floor plans and photos.

IMPORTANT INFORMATION also know as MATERIAL INFORMATION

1. **Tenure:** Leasehold
2. **Lease Dates:** 999 Years from 24-June-1972
3. **Rent Charge:** £33 per annum
4. **Material Information:** Please read below

DISCLAIMER

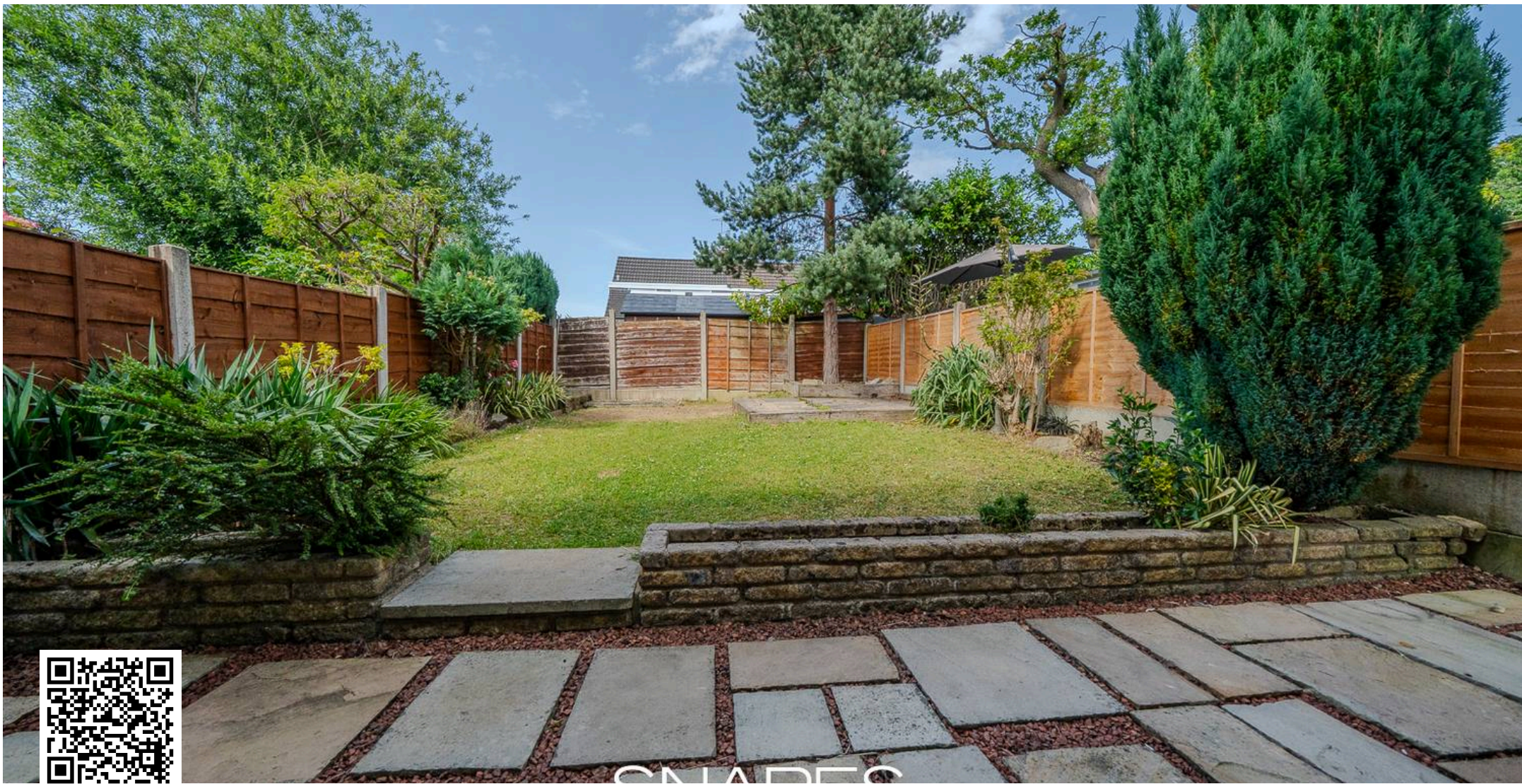
We use various photo editing services to enhance the photos of the property, including virtual staging (to show an empty property with furniture) and item removal services. This is done to assist house hunters in understanding the space, layout and potential style of the home without the owners' belongings, 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.



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