



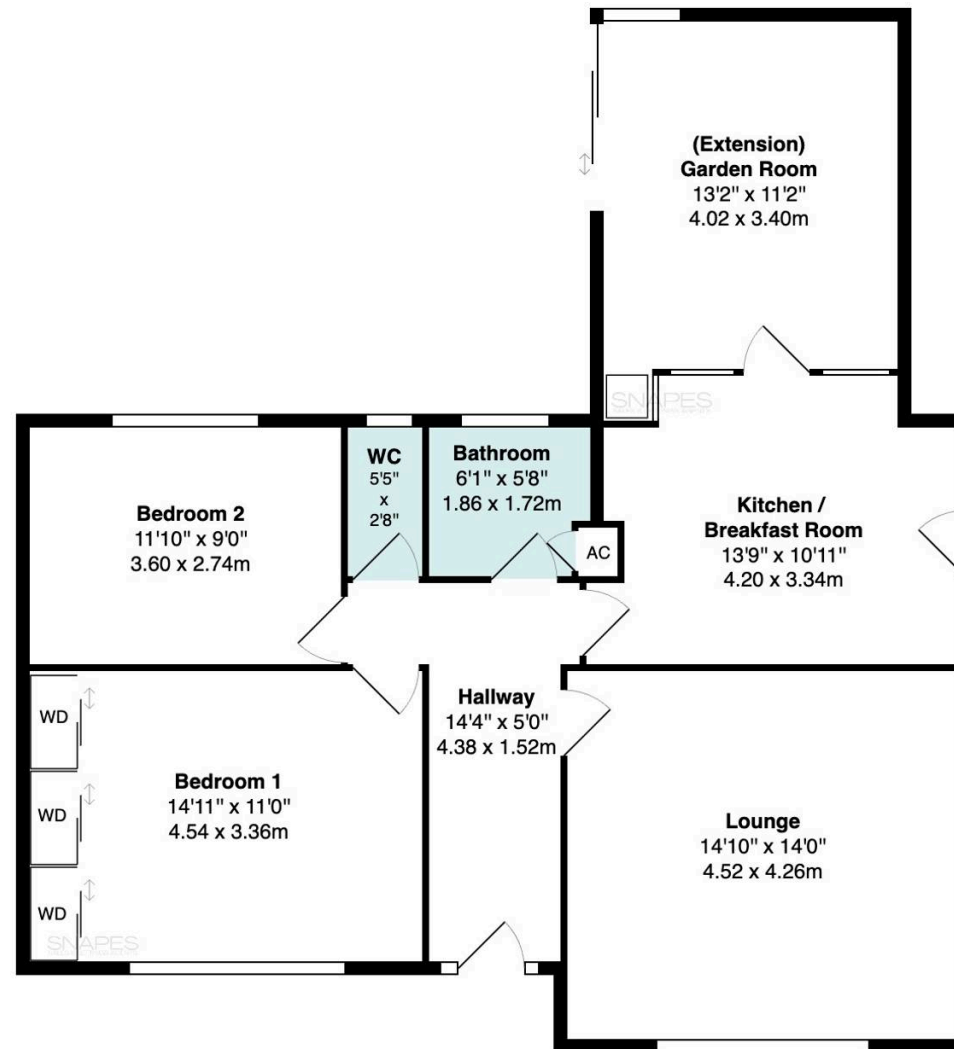
SNAPES
SALES & LETTINGS AGENTS



51 Fir Road, Bramhall – SK7 2JJ

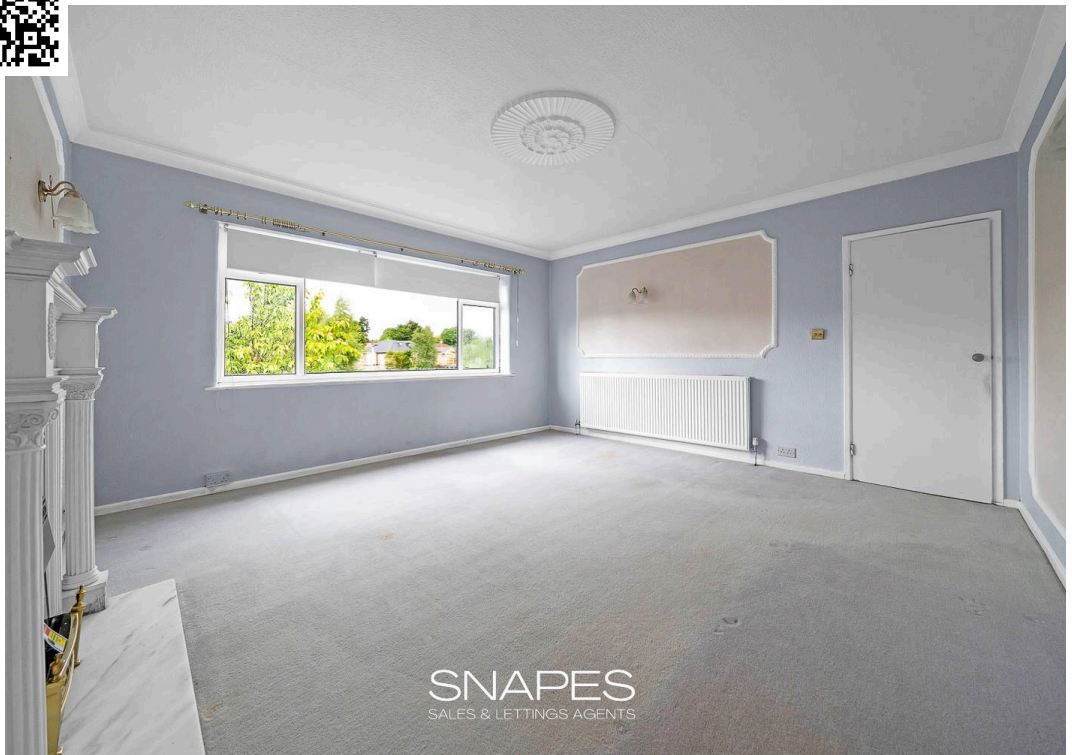
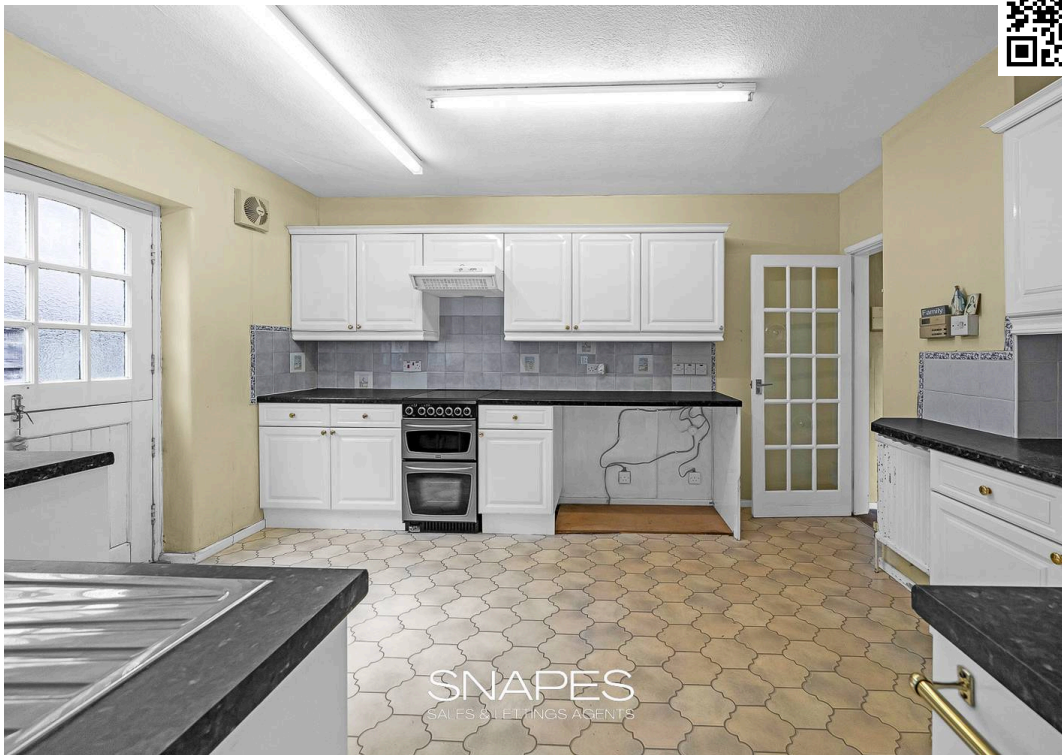
Offers Over £425,000

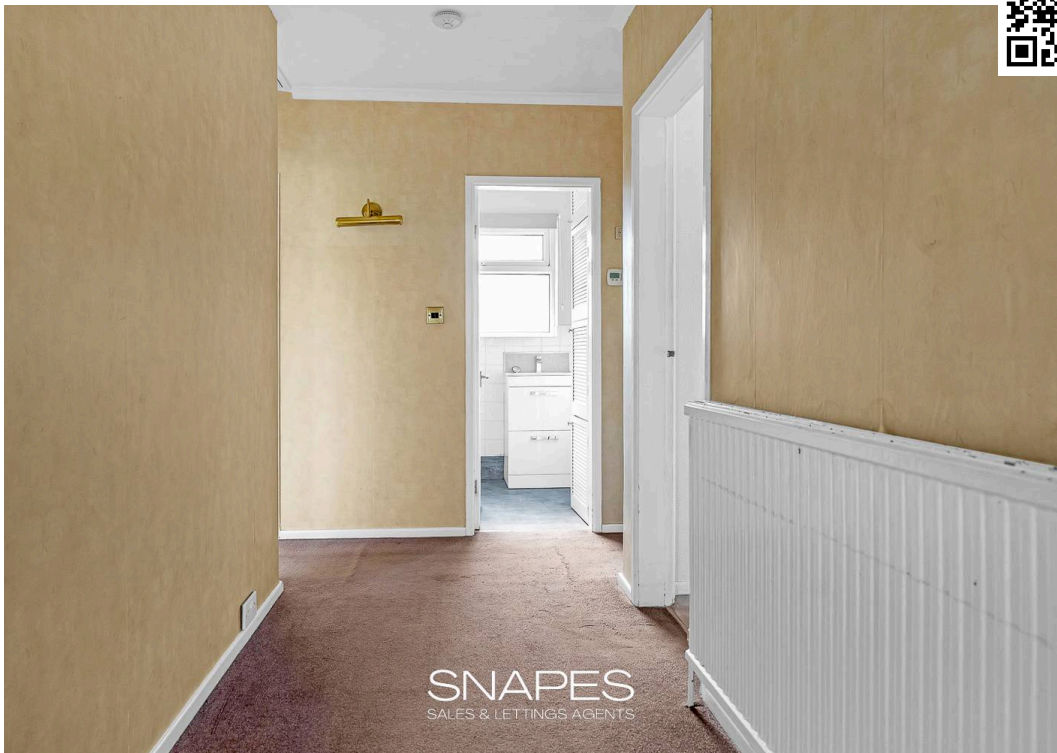




Approximate Total Area: 930 ft² ... 86.4 m²







Description

We are delighted to offer for sale this double fronted detached bungalow which commands a superb position on an elevated plot which gives the home a great view from the front aspect and offers a private feeling to the rear, down mainly to the mature well stocked rear garden and low level building types in neighbouring plots.

Before reading the rest of this short description, we strongly advise you take a look through our photographs so you have an idea of the design, style and condition of the property and most importantly take some time to look at the floor plan so you fully understand the shape, size and layout of the accommodation on offer and then we welcome you to contact the office to arrange a viewing of this fantastic opportunity to own a detached bungalow in a popular residential location within Bramhall.

In brief; the property is first accessed via a front door, where you then step into the entrance hallway. Off the hall you have access to a large lounge which has a large window with views looking out over the front elevated aspect. You will notice a feature fire place in the lounge, which we can confirm has been disconnected. Next to the lounge and also accessed via the hall is the good size kitchen. Large enough to be a breakfast dining kitchen this space has been enhanced by the addition of an extra reception room which has sliding doors leading out to a patio area plus an extra window looking into the rear garden. The kitchen also has access out to the side pathway.

Then on the opposite side of the hallway you have 2 double bedrooms, with the main bedroom positioned to the front and benefitting from a bank of wardrobes with sliding doors across one wall. This bedroom also enjoys the elevated views over the front aspect whilst the rear second bedroom has views into the rear garden. Serving the home you will see there is a separate toilet (WC) perfect in the sense, if someone is taking a shower the toilet is still free for other residents or guests! Next to the toilet there is a bathroom, which has had the bath removed and a modern walk-in shower enclosure installed with contemporary design wash hand basin and storage solution below (see photos).

Finally there is ample loft space – an area many other local bungalow owners have explored and converted into further living space – and there is a superb basement storage room accessed from the outside at the side of the property.

Whether this home is modernised in its current format, or you decide to do something that is a bit different, with plenty of close by examples to go by – this is a superb opportunity to purchase a true detached bungalow located close to Bramhall Village and its commuter links.

NOTE: There is no onward chain – however the sale of this property is subject to probate being granted.

IMPORTANT INFORMATION also know as MATERIAL INFORMATION

1. **Tenure:** Leasehold
2. **Lease Dates:** 999 Years from 29-May-1957
3. **Rent Charge:** £12 per annum as per Land Registry Title
4. **Other:** Sale is Subject to Probate being Granted
5. **Material Information:** Please read below

DISCLAIMER

We use various photo & video editing services to enhance the photos and any videos 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. **Where we have shown images of the plot using a drone**, any lines added by us or if we have shown the plot in colour with surrounding plots in black and white, must not be taken as an accurate plot plan – these images are provided to give an idea of the shape and size of the plot and must not be relied upon as the actual plot boundaries. **We advise you consult the Land Registry Plan / Title which can be provided by us on request free of charge.**

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.



Snapes Estate Agents Bramhall

Snapes Estate Agents, Maple House Maple Road - SK7 2DH

0161 440 8700

bramhall@snapes.co.uk

www.snapes.co.uk

