





47 Central Drive, Bramhall

£335,000 Freehold

NO ONWARD CHAIN • DETACHED GARAGE • SOUTH FACING GARDEN • THREE BEDROOMS, TWO OF WHICH ARE GENEROUS DOUBLES • OFF ROAD PARKING • WELL-MAINTAINED THROUGHOUT

LEIGHTON SNOW
INDEPENDENT ESTATE AGENTS

This charming mid-terrace property is offered for sale with no onward chain. This lovely home has been beautifully maintained throughout by the current owner and is conveniently positioned in a fantastic location, nearby local shops and amenities.
Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D







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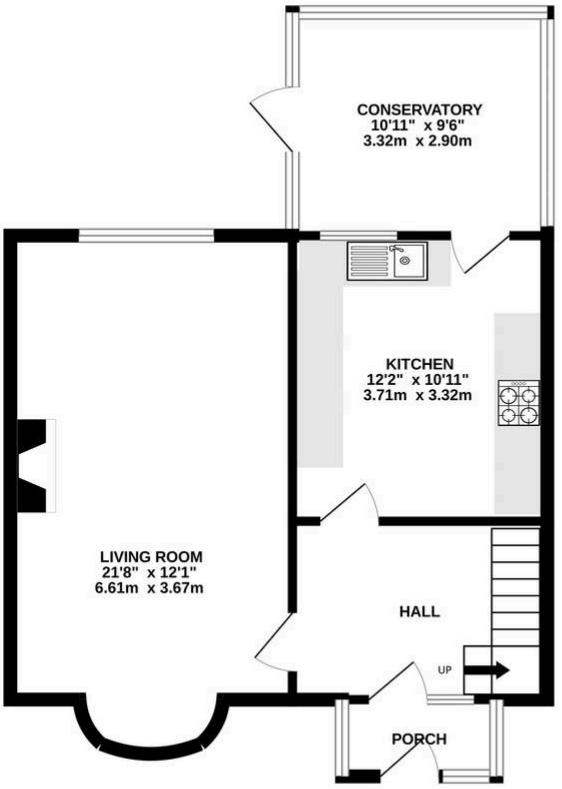


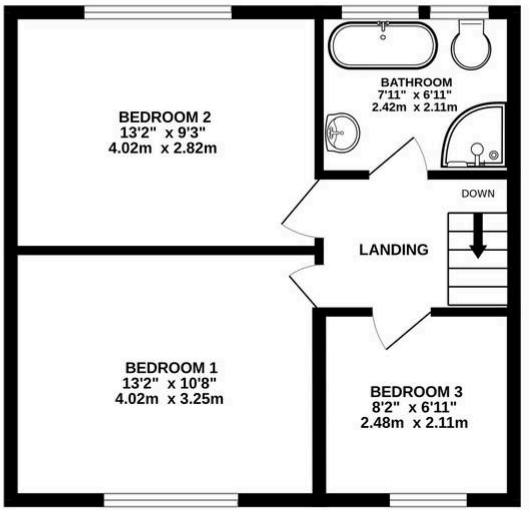




GROUND FLOOR
584 sq.ft. (54.3 sq.m.) approx.

1ST FLOOR
448 sq.ft. (41.6 sq.m.) approx.





TOTAL FLOOR AREA : 1032 sq.ft. (95.8 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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Upon entering you are greeted by a welcoming porch area, leading through to the entrance hall area, allowing for access to the principal downstairs rooms within the property. The living room is positioned to the left of the hallway and is adorned with natural light, offered via the dual aspect windows to the front and the rear of the property. The kitchen is situated at the rear of the home, and is fitted with a large amount of fitted units, and offers ample workspace. Beyond the kitchen, the home, hosts a bright and airy conservatory space, overlooking the south facing garden aspect.

To the first floor, the property boasts three bedrooms, two of which are generous doubles, and a bathroom. The bathroom is currently comprised of a free standing bath, shower, W/C and wash-hand basin. The bedrooms are well proportioned, and offer an excellent space for both relaxation and storage.

Externally, to the rear, the property features a wonderful south facing garden, primarily laid to lawn, with a well-maintained patio area, just beyond the rear of the house. Adjacent to the garden, accessed via Rushton Drive, there is a detached garage, with a private driveway to the front of this. The front of the home, has a delightful kerb appeal, with a well-maintained front garden area.

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.









