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SALES & LETTINGS AGENTS

6 Kendal Drive, Bramhall – SK7 1DT

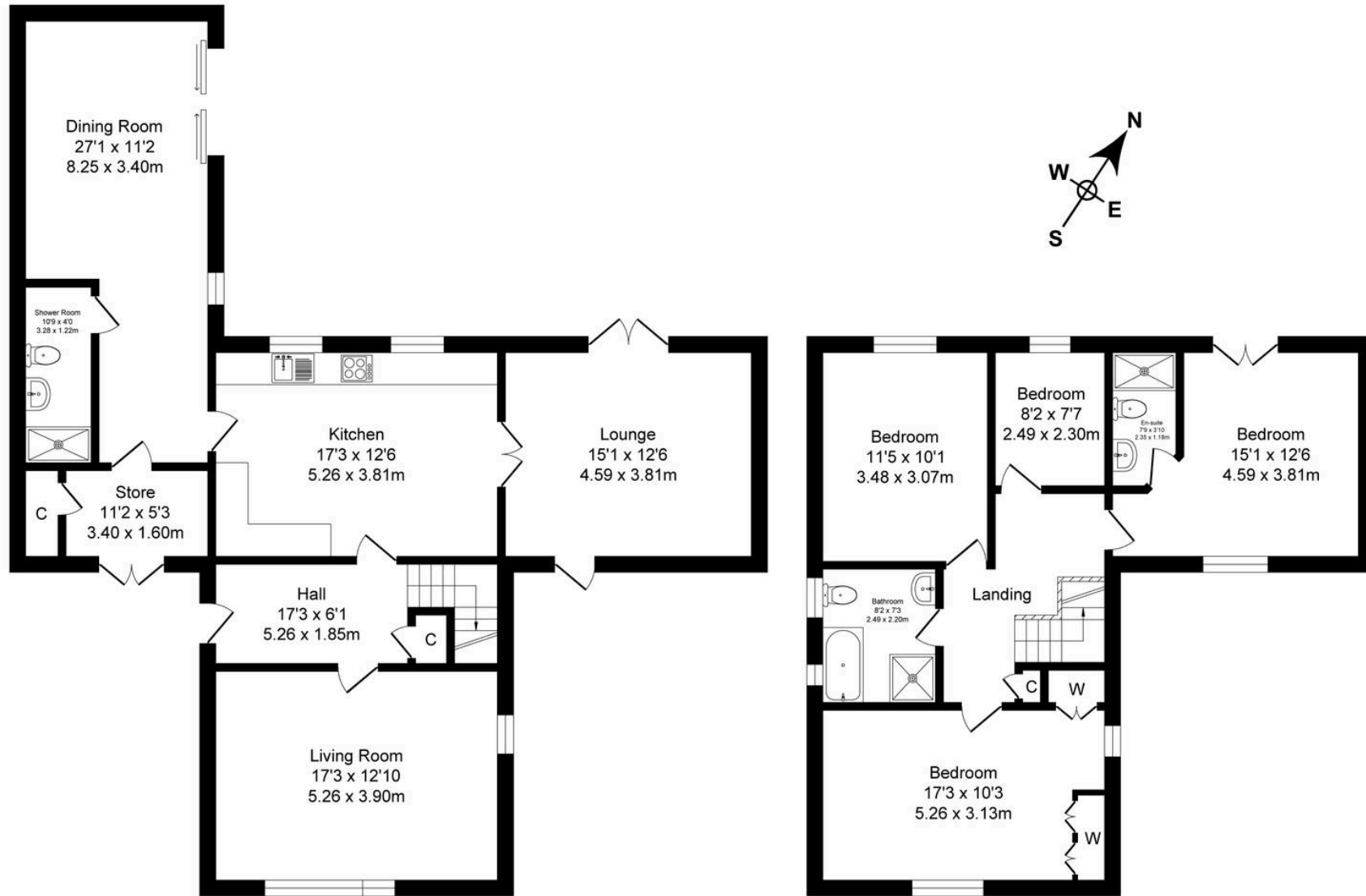
Offers Over £695,000



# Kendal Drive

Total Approx. Floor Area 1876 Sq.ft. (174.3 Sq.M.)

Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



Ground Floor  
Approx. Floor Area 1124 Sq.Ft  
(104.4 Sq.M.)

First Floor  
Approx. Floor Area 752 Sq.Ft  
(69.9 Sq.M.)



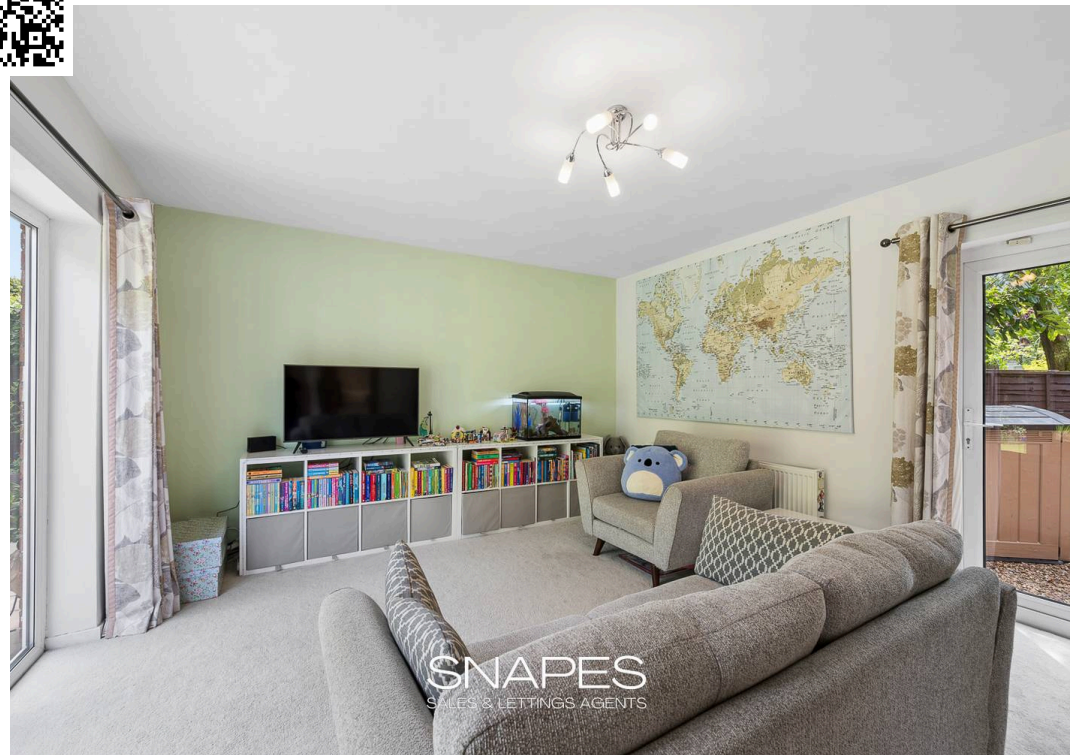
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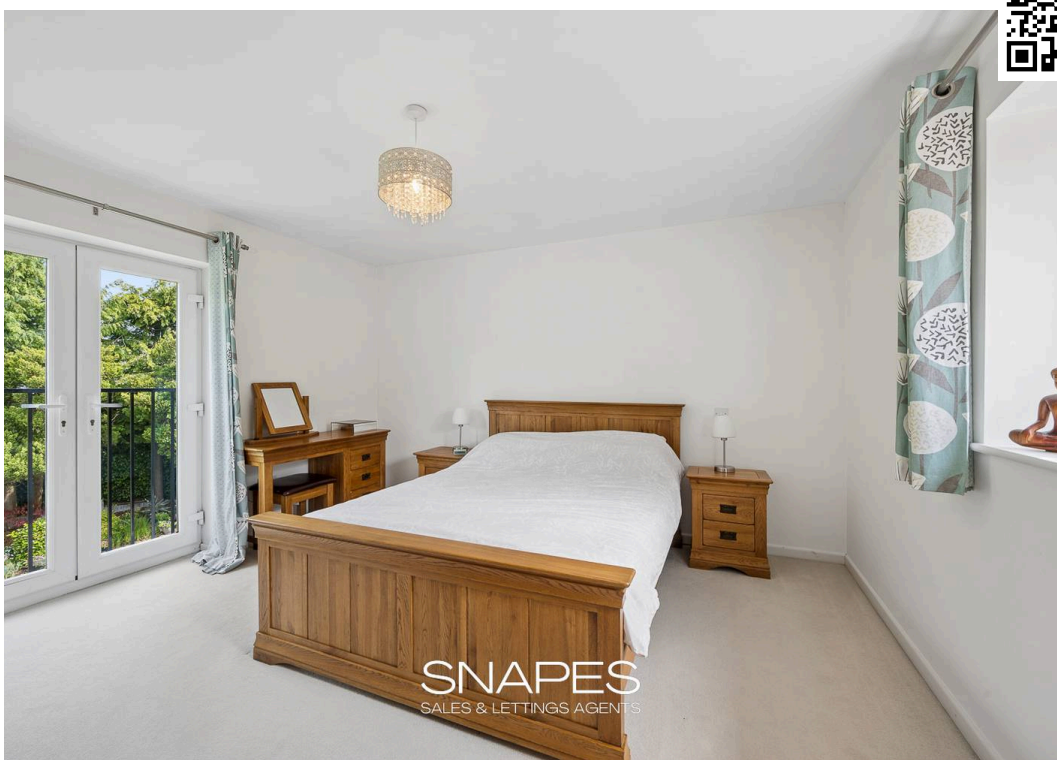
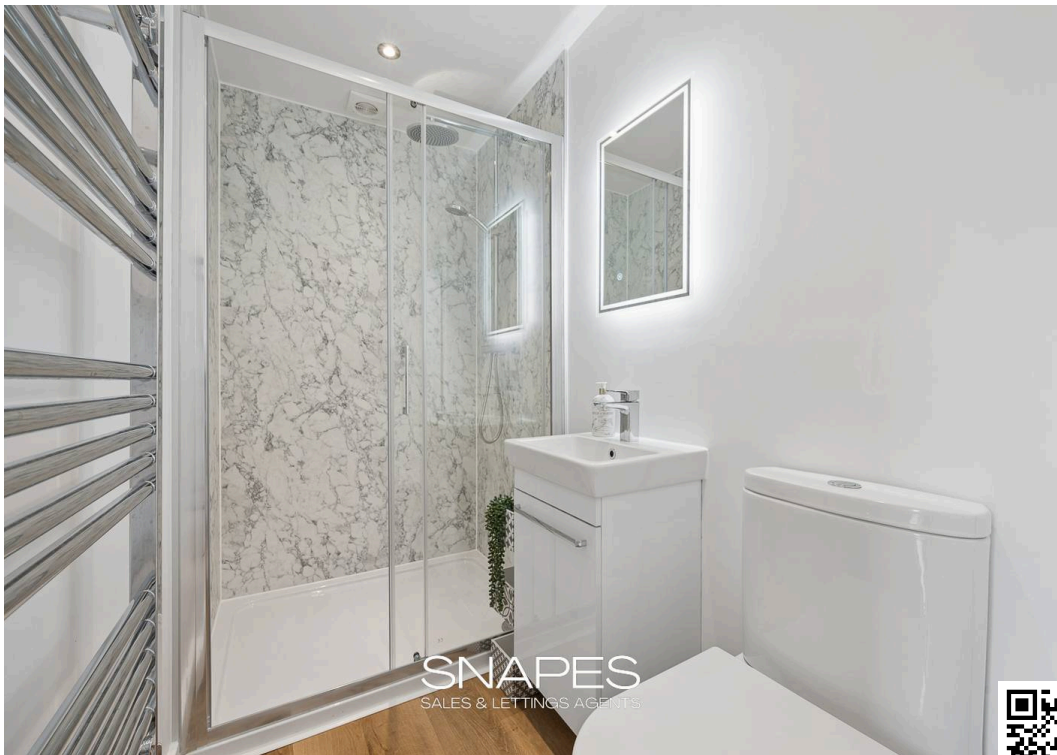
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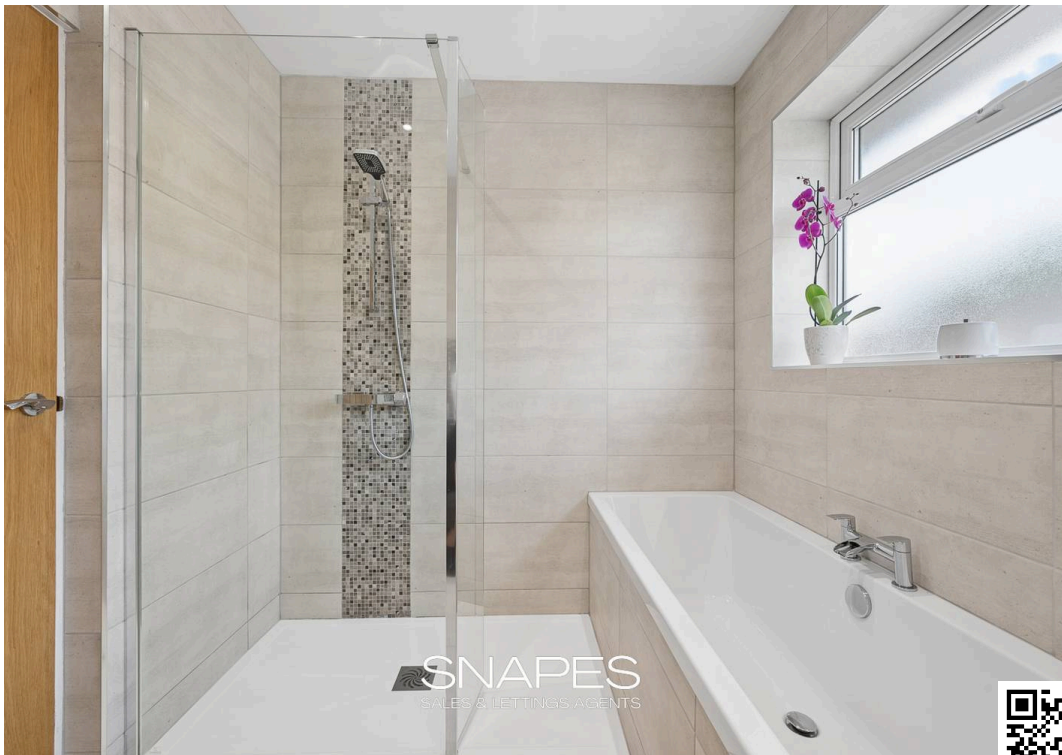


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We are delighted to offer for sale this well presented, spacious, extended detached home, which offers the perfect blend of open plan living areas which take full advantage of the outdoor space, especially to the rear where the stunning landscaped garden can be found, plus separate and practical areas for a family to spread out.

They say a picture paints a thousand words - which is great, because we only have so much space to write here; so we would strongly recommend you look through our photographs to get an idea of the style and presentation of this home - whilst studying the floor plans to get a good understanding of the size, shape and layout of the accommodation on offer.

In brief the accommodation comprises: On the ground floor you have the entrance hall which offers access into the main spacious front lounge which looks out to the front aspect and the hall then gives access to understairs storage, the first floor and the modern refitted kitchen which boasts a stylish light kitchen suite (see photos) with fitted appliances.

The kitchen looks out over the rear garden and is flanked on either side by two large multi-functional living spaces. The first is currently used as a play room, but could be a second lounge perhaps and this room also has views into the rear garden and access into a courtyard area - perfect for bin storage or turning into a little outdoor retreat. On the other side of the kitchen you have the extended part of the accommodation currently used as a dining room, but could be a sitting room, dining room, playroom room and boasts enough space to use a section as an at home office perhaps. This room also has access to a modern fitted shower room which has also had the practical addition of a washing machine dryer section, so doubles up as a utility room too. Access from this room into a garage storage room can be found, with access from there to another store and also access out to the front drive.

Upstairs off the landing you have four bedrooms, comprising; three doubles and a single bedroom. The main bedroom has a modern shower room (see photos) plus dual aspect views to the front and rear, with the latter being a Juliet balcony feature with double doors. A large bedroom can be found at the front with storage and the remaining two bedrooms to the rear of the accommodation. The family bathroom is another room which has been refitted with a stylish suite, which finished off the first floor accommodation and enhances the features and benefits which fabulous family home has to offer.

Outside - we trust our photographs will do most of the describing, but they do only capture some of the size and privacy benefits. Mainly laid to lawn with patio areas abutting the home and feature areas to the rear section, plus strategically placed sitting areas all make this a fantastic family set up. As mentioned above there is some side space and to the front ample parking and a private feel due to the position the home commands on this select cul-de-sac.

## IMPORTANT INFORMATION also know as MATERIAL INFORMATION

1. **Tenure:** Freehold
2. **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.

EPC Rating: C



## Snapes Estate Agents Bramhall

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