



SNAPES
SALES & LETTINGS AGENTS

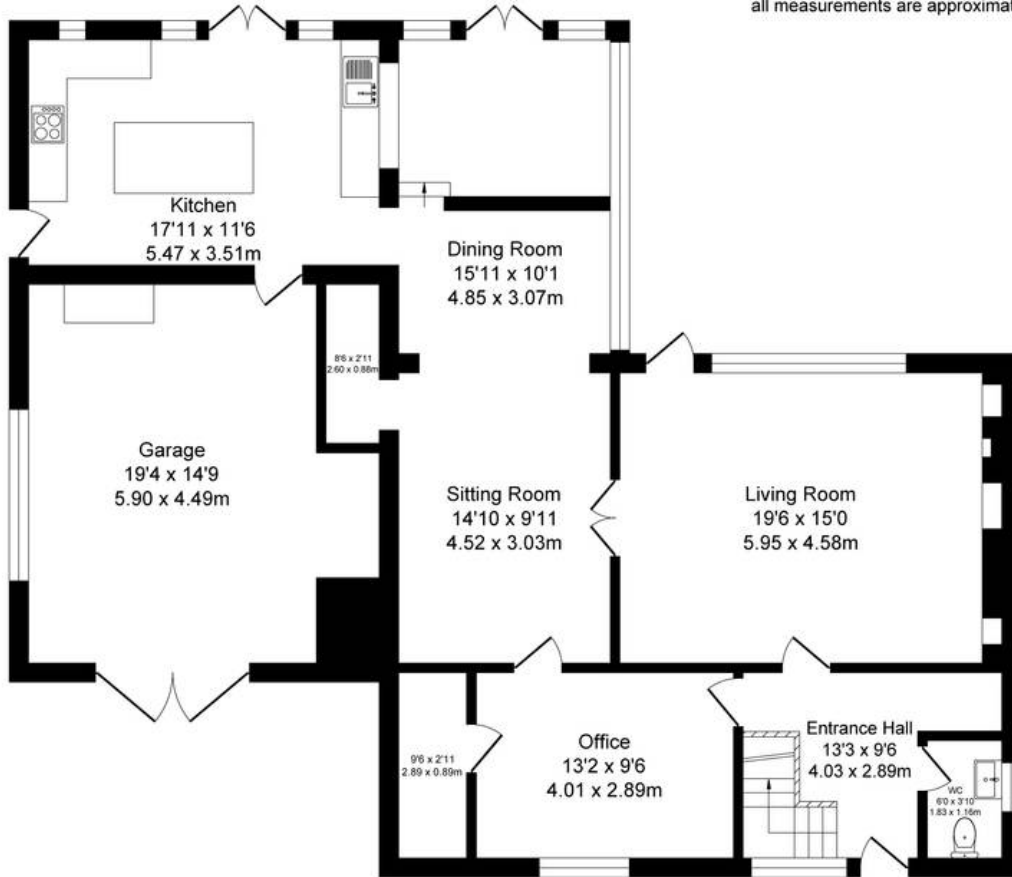
2 Broadhill Close, Bramhall – SK7 3BY

Guide Price £995,000

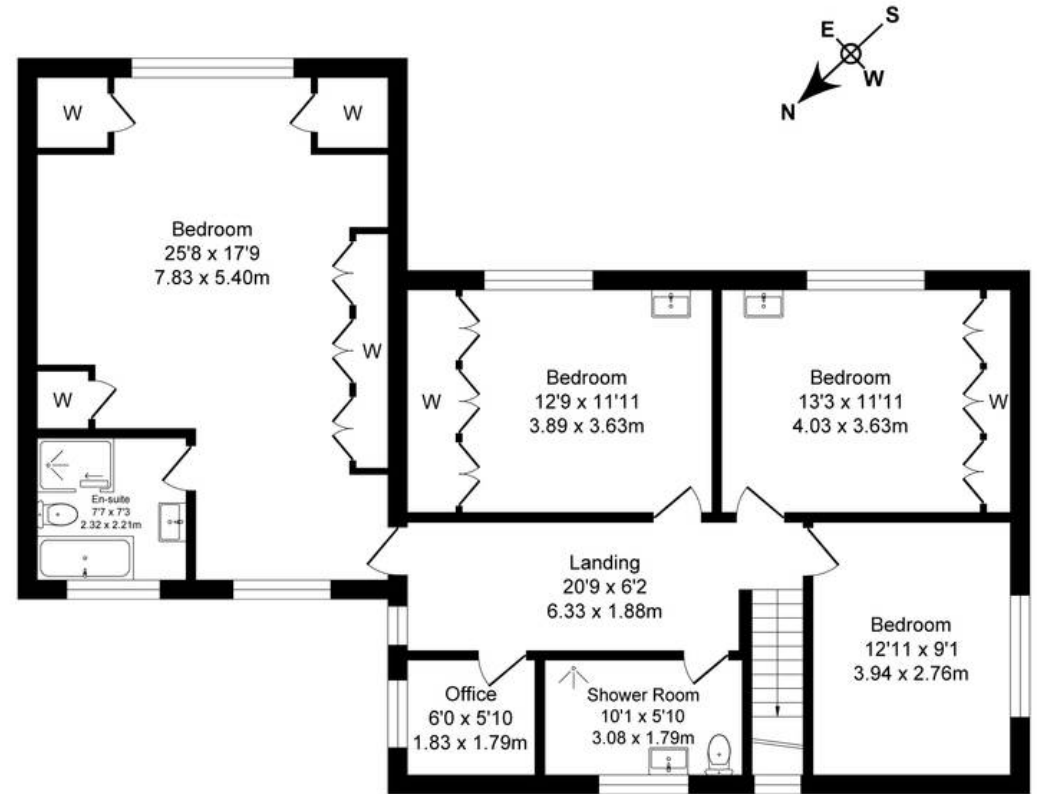


Broadhill Close
Total Approx. Floor Area 2792 Sq.ft. (259.4 Sq.M.)

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 1552 Sq.Ft
(144.2 Sq.M.)

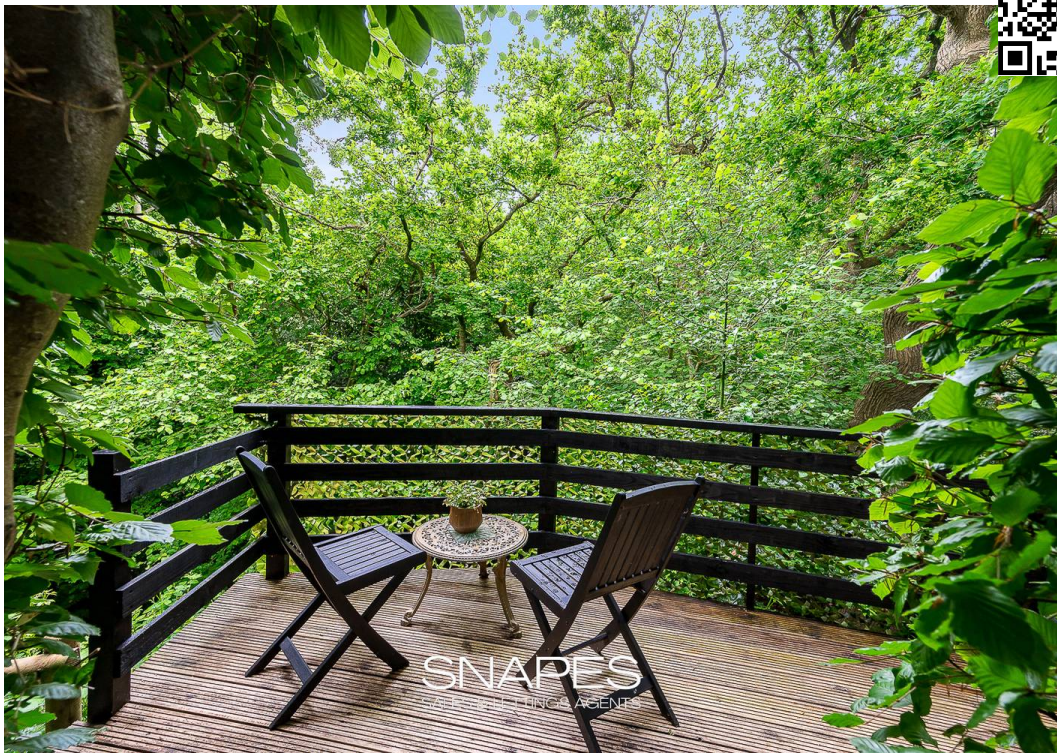


First Floor
Approx. Floor
Area 1240 Sq.Ft
(115.2 Sq.M.)









The property is entered via a welcoming Entrance Hall, providing a central point of access and setting the tone for the spacious accommodation beyond, with a convenient cloakroom/WC positioned just off.

To the front of the house sits a well-proportioned multifunctional room we have described as an office, ideal for home working, or maybe a gym, music room or playroom, offering a quiet and practical workspace separate from the main living areas. There is also access into a good size storage closet off this room. The principal reception room (labelled Living Room) is particularly impressive, with a large Living Room forming the heart of the home. This room offers excellent proportions and natural flow, linking seamlessly through to the Sitting Room, creating a versatile arrangement ideal for both formal entertaining and relaxed family living. Views and access into the garden from the living room paint a picture worth a thousand words – the beautiful private backdrop to the home provide a stunning live picture to enjoy.

To the rear, the property opens into yet more multi-functional space, this time labelled Dining Room, perfectly positioned for entertaining and enjoying views over the garden. This in turn connects directly to the Kitchen, which is well laid out with ample worktop space and room for informal dining. The kitchen/dining arrangement creates a sociable hub, ideal for modern family life.

A notable feature is the integral Garage, offering substantial storage or potential for further conversion (subject to permissions), with internal access enhancing practicality.

The first floor is arranged around a spacious Landing, enhancing the sense of light and openness and providing access to all rooms. 4 double bedrooms plus a office / study makes up the bedroom count. The standout feature is the impressive Principal Bedroom Suite, a particularly large room with extensive fitted storage and the benefit of a private En-Suite Bathroom, creating a luxurious retreat.

There are 3 further double Bedrooms, all well-proportioned and offering flexibility for family, guests, or additional workspace. The added extra benefit of the office / study room provides further versatility, ideal as a nursery, dressing room, or home office. (Some agents might even say this is a 5th bedroom). All of the bedrooms, including office room are served by a modern Shower Room, conveniently located off the landing, but don't forget you get the en-suite to the main bedroom.

Broadhill Close is a particularly attractive place to live thanks to its quiet, residential feel combined with the wider appeal of the Bramhall area. The road itself is a small cul-de-sac with only a handful of properties, which naturally limits traffic and creates a peaceful, private atmosphere—ideal for families or anyone looking for a calmer pace of life. Homes here are predominantly detached and owner-occupied, reflecting a well-established, stable neighbourhood with a strong sense of community. Added to this, the property boasts an enviable address with its position off Broadway, which is arguably Bramhall's premier addresses.

Overall, Broadhill Close combines exclusivity, tranquillity, and convenience in one of Stockport's most sought-after suburbs. It's the kind of location that appeals to buyers looking for long-term quality of life—quiet streets, strong property values, and easy access to both countryside and city connections.

IMPORTANT INFORMATION also know as MATERIAL INFORMATION

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



Snapes Estate Agents Bramhall

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

0161 440 8700

bramhall@snapes.co.uk

www.snapes.co.uk

