

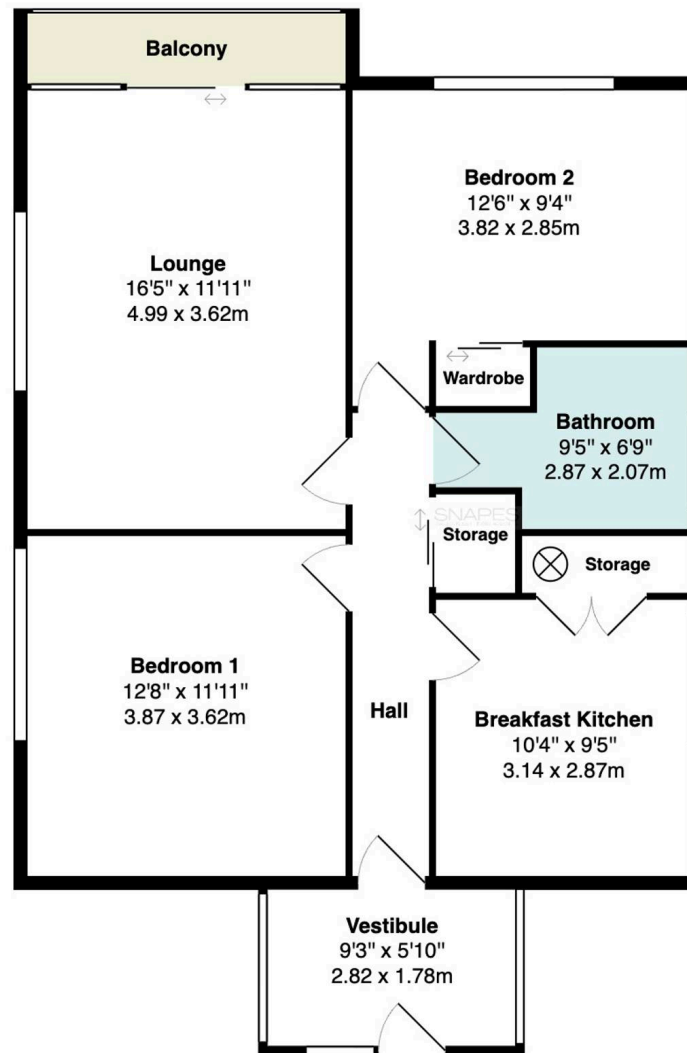


SNAPES
SALES & LETTINGS AGENTS

5 Oak Lodge, 45 Dairyground Road – SK7 2HZ

Guide Price £275,000





Approximate Total Area: 817 ft² ... 75.9 m²





5 Oak Lodge:

A spacious two double bedroom first floor apartment (no lift), offering ready to move into accommodation with a walk out balcony enjoying private views to the rear of the complex, and with the added benefit of a garage included in the purchase price. Extending to approximately 817 square foot of living space (75.9 sq m), the well-proportioned accommodation briefly comprises:

The apartment is entered via a welcoming private **vestibule** (9'3" x 5'10"), which opens into a central **hall** serving all rooms and featuring a useful storage cupboard. The vestibule offers space to store outdoor clothes, shoes, a push chair or even a bike perhaps, although you do get the benefit of a garage with this apartment.

Positioned to the rear of the apartment is the generous **lounge** (16'5" x 11'11"), a bright and airy reception room with direct access onto the **walk out balcony**, providing a pleasant private outlook to the rear of the complex — the perfect spot for morning coffee, and accessed via sliding patio doors which are complemented the side window which sheds even more light into this lovely room.

On the opposite side of the hall is the **breakfast kitchen** (10'4" x 9'5"), offering ample space for both food preparation and informal dining on the breakfast bar. New appliances include the oven and there is a washing machine and fridge up for negotiation, so this really is a ready to move into apartment for you as a buyer or perhaps your tenant if you are a buy-to-let landlord.

Bedroom one (12'8" x 11'11") is a well-proportioned double positioned alongside the lounge with a view over the side aspect, whilst **bedroom two** (12'6" x 9'4"), also a comfortable double, with a fitted **wardrobe and view over the rear aspect**. Both bedrooms are served by the **bathroom** (9'5" x 6'9") (See photos) which has a panel bath with electric shower over, pedestal wash hand basin and low level WC.

The apartment has had new carpets to some rooms, including the vestibule and the apartment is heated by the electric radiator system, so a more traditional look is maintained.

Completing the property is a **garage**, included in the purchase price — a rare and valuable addition.

IMPORTANT INFORMATION also know as MATERIAL INFORMATION

1. **Tenure:** Leasehold
2. **Lease Dates:** 990 Years from 26-March-1973
3. **Rent Charge:** £20 per annum
4. **Service Charge:** £100 per month (£1,200 per annum)
5. **Other:** No Lift
6. **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

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

0161 440 8700

bramhall@snapes.co.uk

www.snapes.co.uk

