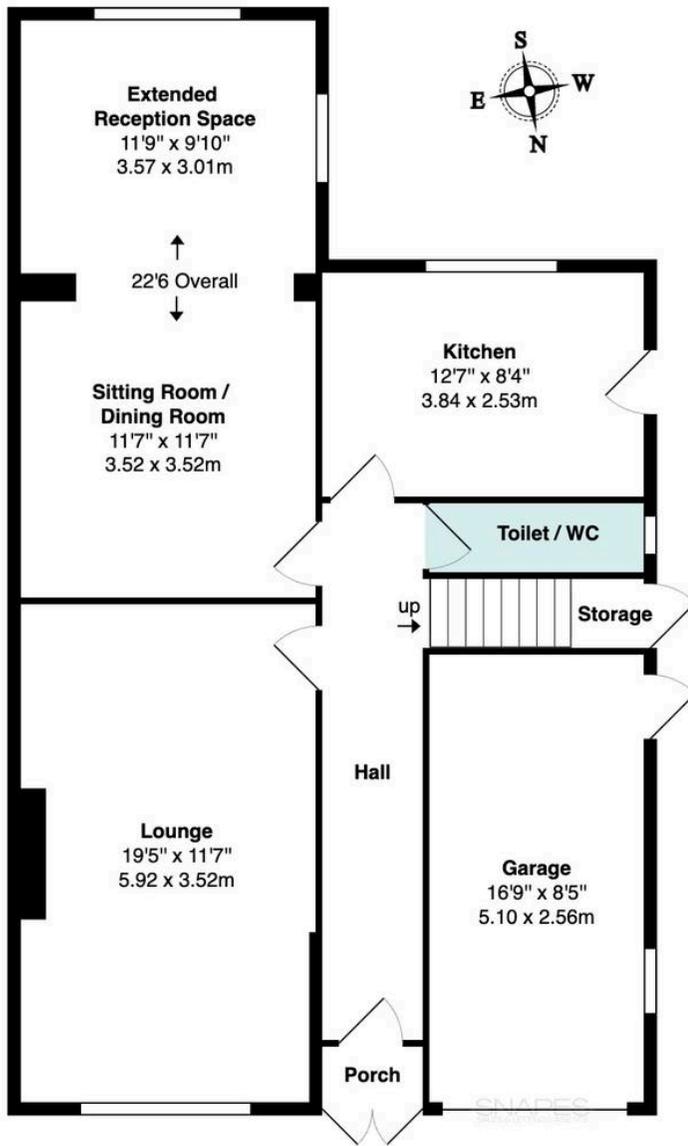




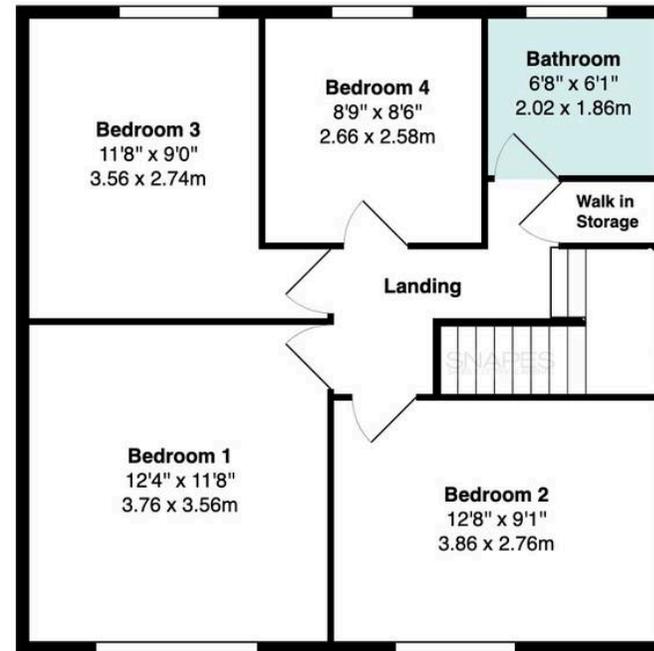
SNAPES
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76 Seal Road, Bramhall - SK7 2LU
£525,000





Ground Floor
Approximate Area: 903 ft² ... 83.9 m²



First Floor
Approximate Area: 597 ft² ... 55.5 m²

Approximate Total Area: 1501 ft² ... 139.4 m²



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Description

Looking for a property in Bramhall? with spacious reception rooms, potential for open plan living, good size and well proportioned double bedrooms - well cared for accommodation - and a property which needs to be close to commuter links, shops and schools? Then look no further - this could be your dream home!

Whilst reading this description, we highly recommend you study the floor plan to understand the space, size and layout of the accommodation and look through the photographs to get an idea of the design and style of the home. Better still, call us to arrange a viewing and get the true feel of this fantastic home.

The property

This beautifully presented and thoughtfully extended four-bedroom family home has been significantly improved by the current owners, who have undertaken a comprehensive programme of renovation since their purchase. The result is a stylish and well-balanced property, finished with quality touches including engineered wood internal doors, alongside a modern kitchen, bathroom and a convenient downstairs WC.

The accommodation is well laid out and flows naturally from the central entrance hall. To the front, a generous extended lounge provides an excellent reception space, ideal for relaxing or entertaining. To the rear, the property opens into a superb open-plan adaptable reception room which we have labelled sitting / dining room. Due to the size of this room you could use it as both a dining room and sitting room and the positioning adjacent to the kitchen means creating an open plan kitchen diner is an option. Dual aspect views are offered into the rear garden.

The kitchen is positioned at the head of the hallway, offering a modern range of units and work surfaces, with a practical layout that serves the main living space effectively. There is a mix of fitted and free standing appliances, and the convenience of a door leading out to the side aspect, plus views into the rear garden. A downstairs WC is conveniently located off the hall.

It is worth noting at this point, there is external access to a useful storage room and adjacent to that access into the integral garage. You will see on our floor plan that the potential to add access into the garage from the hall is an option and this would be perfect for converting the garage into more living space if required!

To the first floor, the landing leads to four well-proportioned bedrooms. The main bedroom is a comfortable double, complemented by two further good-sized doubles and a fourth bedroom which is an excellent size and completed the well proportioned bedroom space. The family bathroom has been refitted in a modern style with bath over shower, wash hand basin and low level WC. Next to the bathroom there is also the added benefit of walk-in storage closet which houses the boiler, making it easily accessible.

Overall, the property offers excellent family accommodation with a strong emphasis on space, flow and practicality, enhanced by the improvements carried out by the current owners.

Outside

Externally, the property benefits from an integral garage as mentioned above, perfect for additional parking space, storage or conversion. The property sits back from the road beyond a front garden with lawn and adjacent driveway, plus side pathway access which leads to the rear garden which is mainly laid to lawn and has mature borders. The rear garden faces predominately South, with a hint of West - the perfect aspect some might say.

IMPORTANT INFORMATION also know as MATERIAL INFORMATION

1. **Tenure:** Freehold
2. **Rent Charge:** £21 a year
3. **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.

EPC Rating: D



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