



33 Central Drive, Bramhall

Freehold £375,000

NO ONWARD CHAIN • THREE WELL-PROPORTIONED BEDROOMS • NEARBY BRAMHALL PARK • CLOSE TO LOCAL SHOPS AND AMENITIES • SOUTH FACING GARDEN • POTENTIAL TO RENOVATE THROUGHOUT

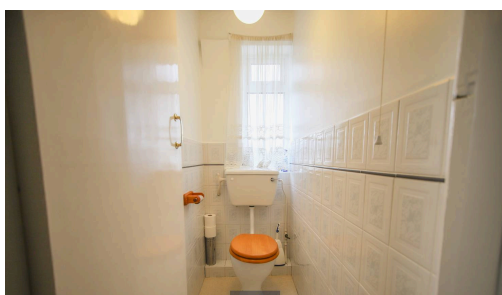
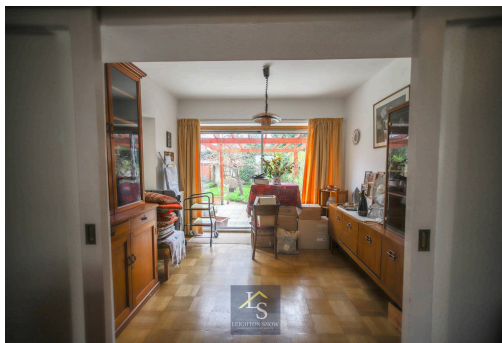


Council Tax band: D

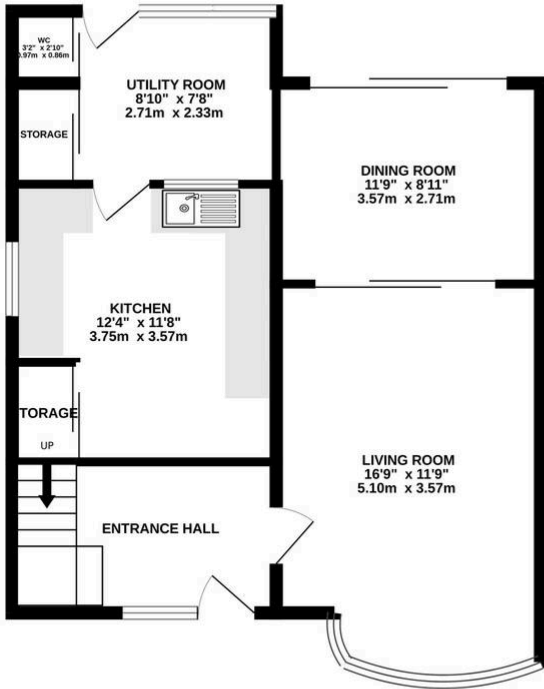
Tenure: Freehold



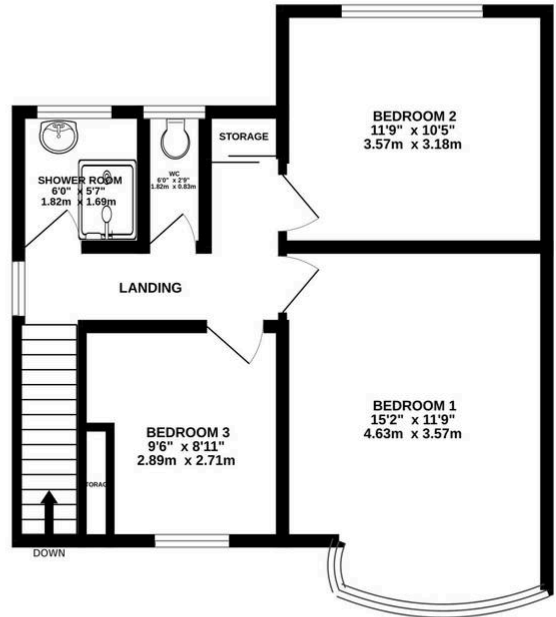
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GROUND FLOOR
616 sq.ft. (57.2 sq.m.) approx.



1ST FLOOR
529 sq.ft. (49.1 sq.m.) approx.



TOTAL FLOOR AREA: 1145 sq.ft. (106.4 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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This attractive three bedroom semi detached home presents an exciting opportunity for buyers seeking a property with scope to personalise and add value, offered to the market with no onward chain. Ideally situated close to the picturesque Bramhall Park and within easy reach of local shops, amenities, and well-regarded schools, the home occupies a desirable position in a popular residential neighbourhood. This fabulous home, sits on a spacious plot and is a larger than average three bedroom property.

This wonderful property is placed at the bottom of a good-sized paved driveway, offering both ample off-road parking and access down the side of the property leading to the external rear garden. The accommodation features a welcoming entrance hallway leading to both a spacious lounge, and kitchen area. The living room is adorned with natural light and provides a comfortable setting for both relaxation and entertaining. A separate dining area, positioned to the rear of the living room boasts a generous additional seating area, with views out onto the garden. The current kitchen area provides ample storage and workspace, with potential for reconfiguration to suit modern tastes and requirements.

Upstairs, the property boasts three well-proportioned bedrooms, all of which benefit from good natural light and offer plenty of space for relaxation. There are two excellent double bedrooms, and a very large single bedroom, all well-proportioned. The property provides a bathroom comprising of a walk-in shower and wash-hand basin, with a separate W/C positioned adjacent to this. The bathroom is conveniently located on the first floor and, like the rest of the property, offers excellent potential for renovation to create a contemporary and stylish suite.

Externally, to the rear the property boasts a fabulous south-facing garden, primarily laid to lawn with an additional patio area, perfect for al-fresco dining. To the end of the garden, there are two stables and a large storage room, boasting ample storage space. With it's appealing layout and generous proportions, this wonderful home is ideal for growing families, first-time buyers, or those looking to invest in a property with scope for improvement and potential renovations. To the front, the property, there is a generous driveway providing ample off-road parking, with additional on road parking.

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.

