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SALES & LETTINGS AGENTS

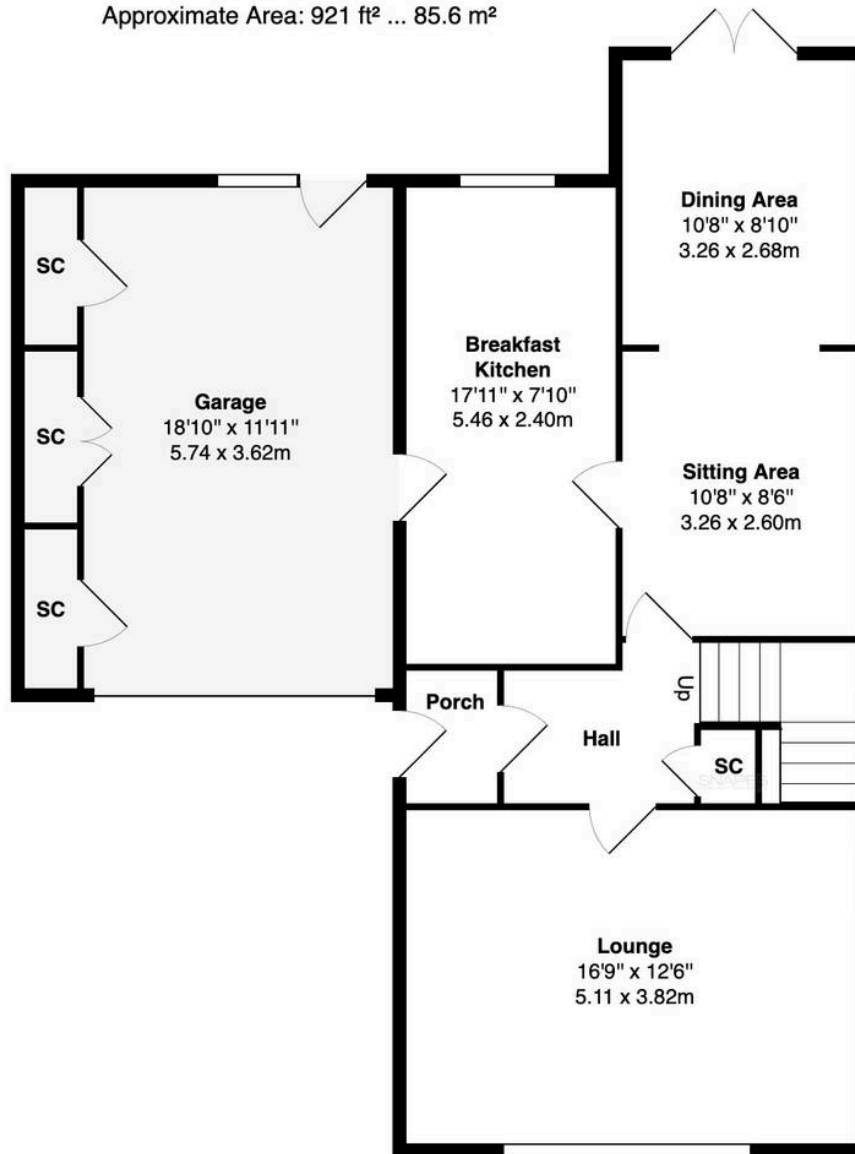
57 Langdale Road, Bramhall – SK7 1DN

Offers Over £450,000



Ground Floor

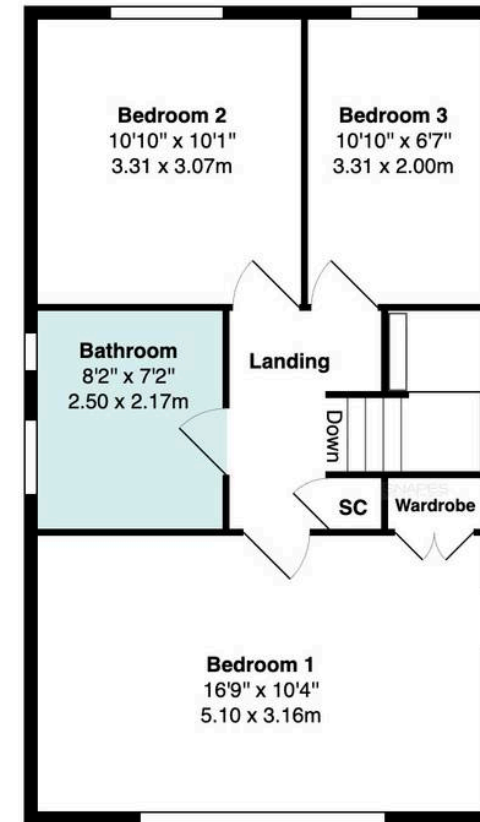
Approximate Area: 921 ft² ... 85.6 m²



Approximate Total Area: 1435 ft² ... 133.3 m²

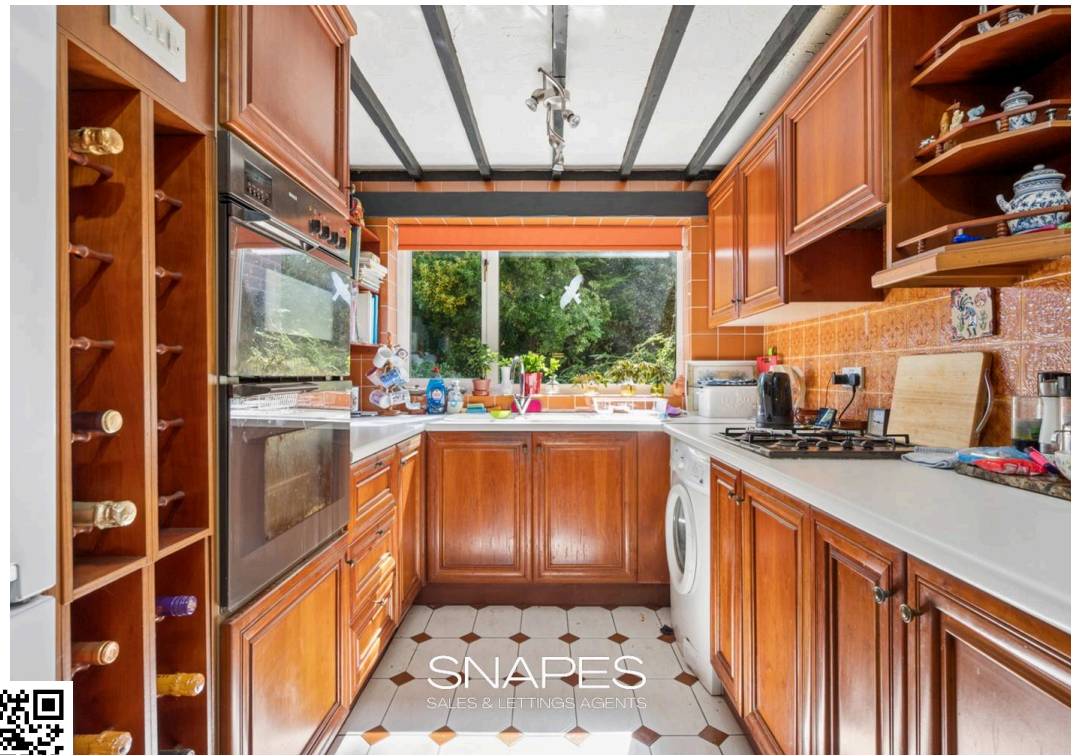
First Floor

Approximate Area: 498 ft² ... 46.3 m²





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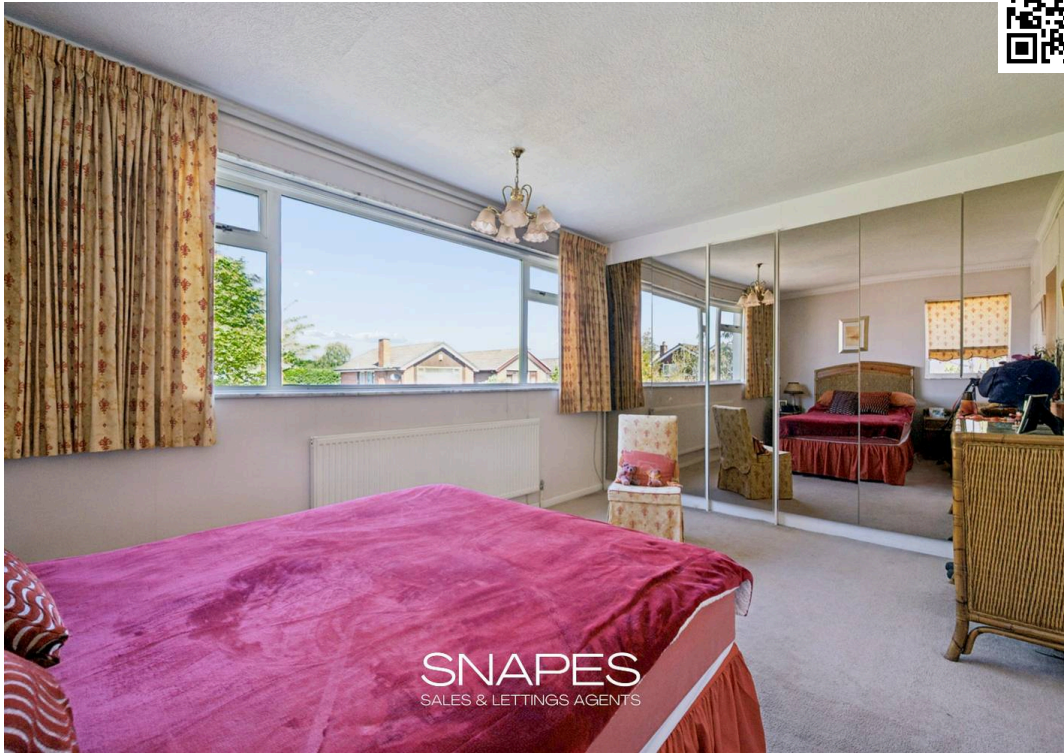
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Description

Langdale Road, Bramhall

A spacious three bedroom extended link detached family home, located on a popular residential development in Bramhall, offering well-proportioned accommodation of approximately 1,435 sq. ft. (133.3 sq. m.) arranged over two floors.

Ground Floor

The property is entered via an enclosed porch (5'0 x 4'0) opening into a welcoming entrance hall with useful under-stairs storage cupboard and staircase rising to the first floor. To the front of the property is a generous living room (16'9 x 12'6), while to the rear the accommodation has been extended to create an impressive open plan dining/family space, comprising a dining room (10'8 x 8'10) and an additional reception/sitting area (10'8 x 8'6) – ideal for modern family living and entertaining. Adjoining this is a fitted kitchen (17'11 x 7'10) with a comprehensive range of units (see photos). Completing the ground floor is an large integral garage (18'10 x 11'11) with three built-in storage cupboards, offering excellent potential for further conversion, subject to the usual consents.

First Floor

The first floor landing gives access to three bedrooms and the family bathroom. The principal bedroom (16'9 x 10'4) is a particularly generous double positioned to the front of the property, benefiting from a built-in wardrobe to one wall and fitted wardrobes across another. Our 16'9" measurement is into the fitted wardrobes which are approximately 2'0" deep. There are two further bedrooms to the rear – a second double (10'10 x 10'1) and a third bedroom (10'10 x 6'7), ideal as a child's room, nursery or home office. The family bathroom (8'2 x 7'1) is fitted with a four piece suite comprising bath, separate shower cubicle, wash hand basin and WC.

IMPORTANT INFORMATION also know as MATERIAL INFORMATION

1. **Tenure:** Freehold
2. **Rent Charge:** £14 per annum
3. **Material Information:** Please read below

NOTE: The Rent Charge referred to above is not to be confused with a Ground Rent, which is typically associated to a Leasehold property. This property is a Freehold and quite common has an associated Rent Charge also know as a Chief Rent which has no accompanying Lease – Your solicitor should be able to explain more.

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.



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