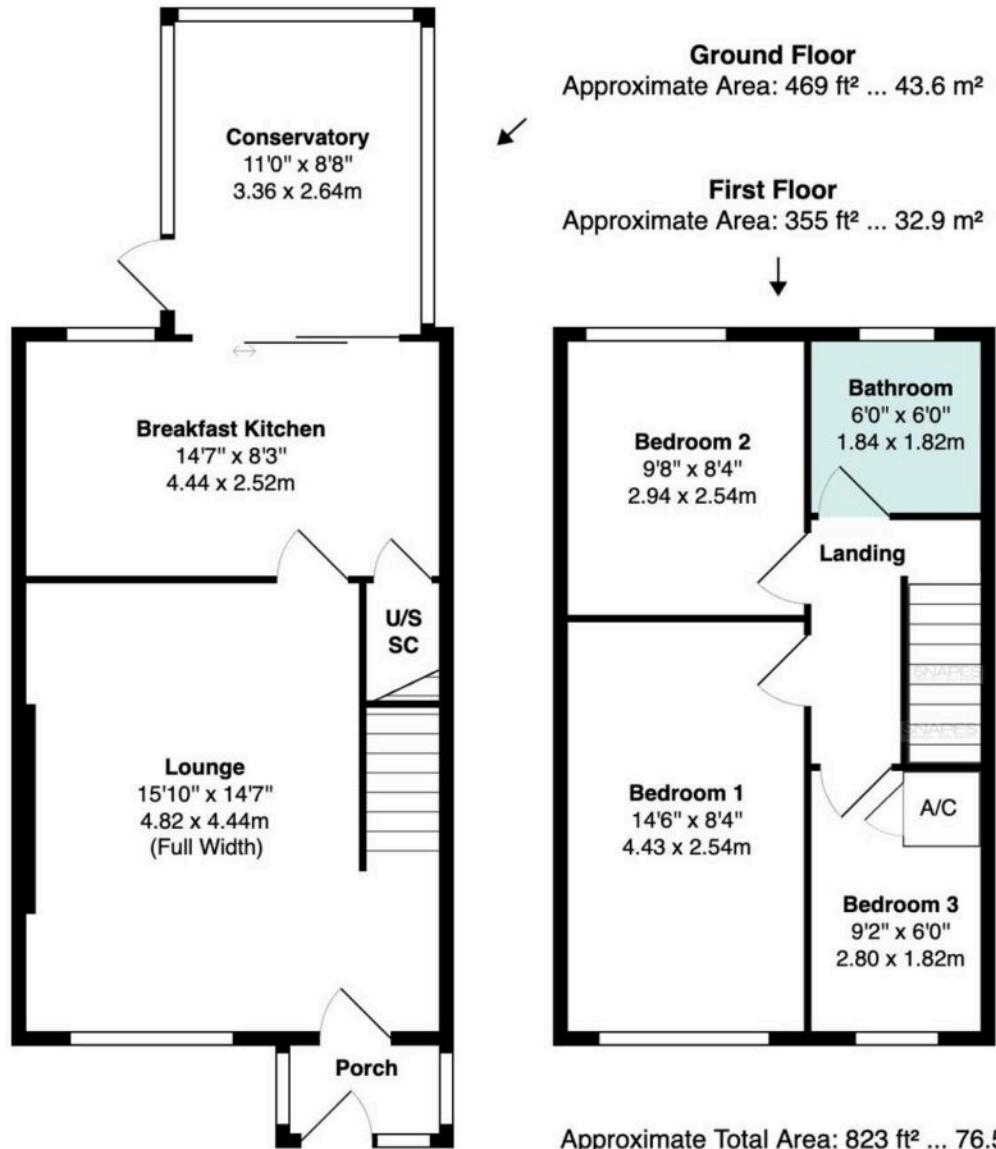




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9 Exeter Walk, Bramhall - SK7 2QL  
£325,000













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We are delighted to offer for sale this well presented 3 bedroom middle terrace home, which has undergone a series of improvements. The property is positioned within a cul-de-sac section of this popular residential development offering easy access to shops, schools and transport links.

Included in the improvements list added by the current owner is: New gas central heating combination boiler, new bathroom, new windows throughout (except for the conservatory) a new front door plus external light, upgrades to the electrical system with smart meters fitted for the gas/electric and water, new kitchen upgrades, plus decorative enhancements.

Whilst reading the rest of this brief property description we strongly advise you study the photographs and floor plan to get a good understanding of the size, layout and design of the accommodation, however we strongly advise you view the property to get a true understanding of the space on offer and the improvements mentioned above. In brief the accommodation comprises:

You first enter the home from the front of the property via the entrance vestibule and from here you will find access into the spacious lounge with window to the front aspect and stairs which lead to the first floor. The lounge then leads through to the remodelled breakfast dining kitchen (see photos) which is fitted with a range of modern kitchen units and space for appliances, plus has a window to the rear aspect and door leading into a conservatory which provides extra space for relaxing or dining and in turn leads out to the rear garden.

Upstairs the property has three bedrooms which consists of two double bedrooms and a single bedroom. There is a contemporary refitted bathroom with low level WC, wash hand basin and bath with shower over. (See photo).

Outside: To the front there is a good size front garden which is mainly laid to lawn with pathway leading from the pavement to the front door. Whilst at the rear there is an enclosed garden which offers ample space to sit out and relax, or a place for children to play. Access to the garage area is towards the front of the property to the left hand side as you walk away from the home. The garage belonging to this home is the first on the left hand side, arguably the perfect one for easy of access.

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**Important – When reading this online please find and click on the link, tab or CTA which should be named "Material Information" or "Important Information" This link offers more detailed and important information about the property and surrounding area including but not limited to; tenure, title information, local planning applications, schools, transport and flood risks. Some websites will remove the link or change the name and if you are reading this on a printed document please visit the properties digital advert for the information.**

- 1.
- 2.

**Tenure:** Freehold

**EPC:** C

**Marketing:** Our floor plan may not show some small recess areas and is usually measured into Bay Windows. It might not show all support posts or chimney breasts and any floor area or total area measurements quoted will include all the areas shown on the floor plan, unless otherwise noted, inc but not limited to attached or integral garages. We do not recommend you use our floor plan to decide on buying carpets or furniture without measuring the space yourself, as skirting boards may alter the space you require because we measure above skirting board level. No appliances including heating and electrics have or will be tested by Snapes Estate Agents and we cannot be held responsible for a seller changing or removing fittings which are currently shown or mentioned in our marketing.

**Images Including Videos:** Our photos and videos are provided to show the property in the best possible light and may have had some editing enhancements to improve the quality of the photo. Twilight shots (lights on the property) have been artificially added for artistic effect. The photos should not be used as an indication of what is included in the sale or rental lease, both internally and externally. If buying we strongly advise you consult with the Fixture and Fittings Form provided by the seller's solicitor once a sale has been agreed, or when offering make it known to the office or your solicitor if there are any items you expect or want to be left, so this can be agreed prior to a sale progressing.



## Snapes Estate Agents Bramhall

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