

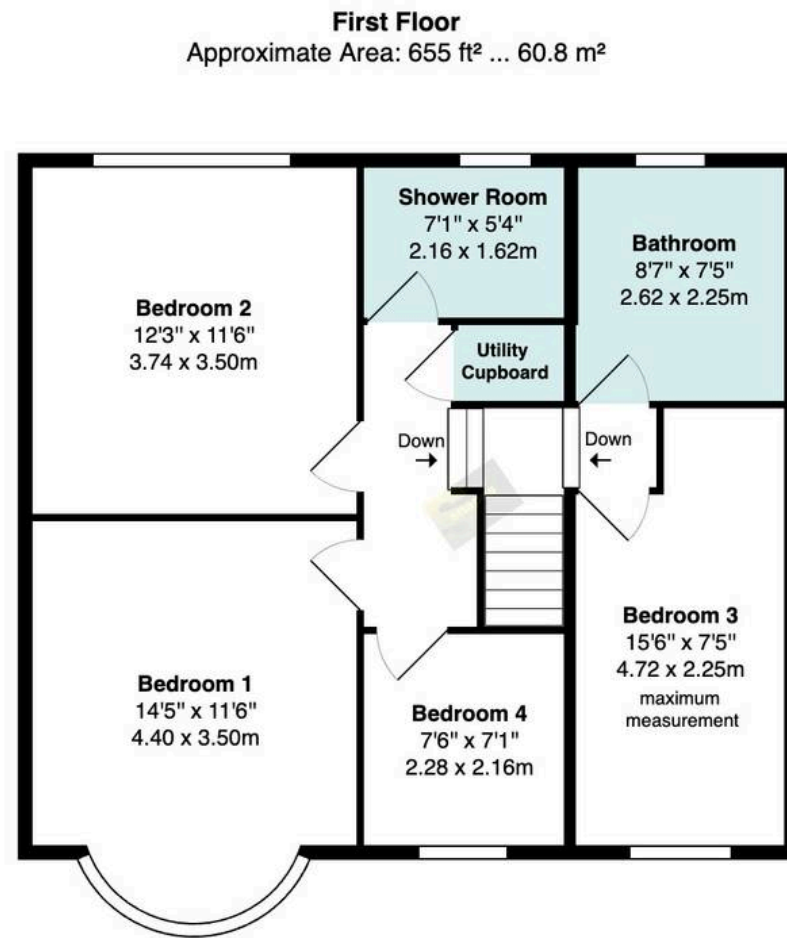
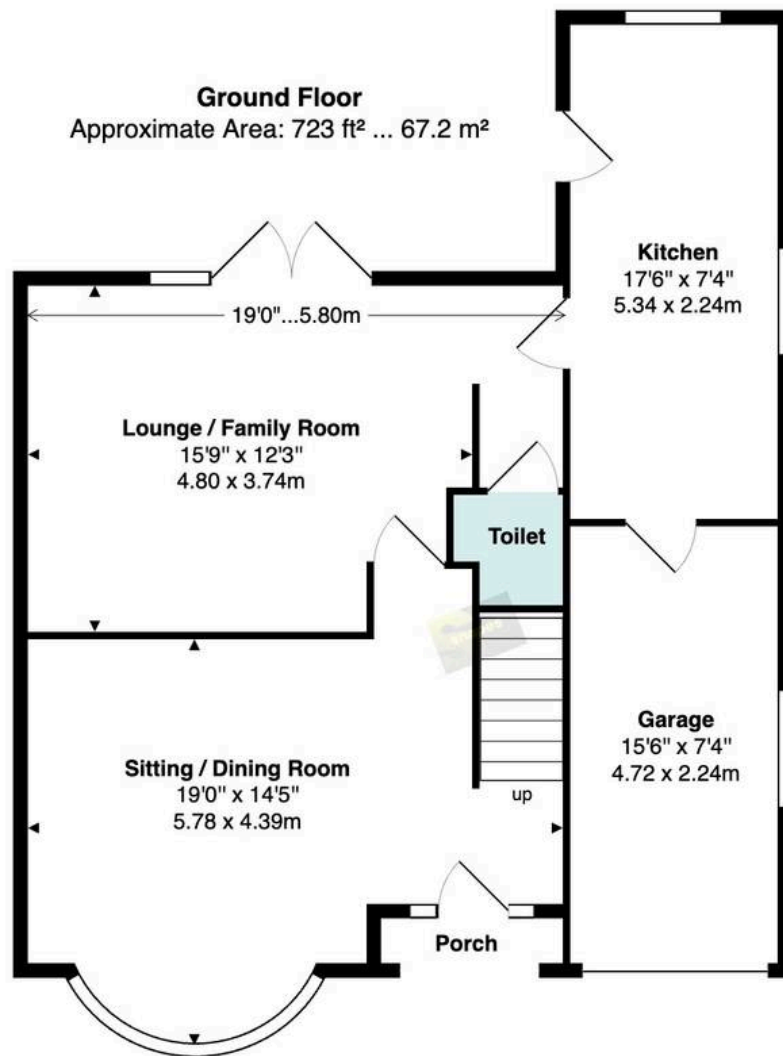


**SNAPES**  
SALES & LETTINGS AGENTS

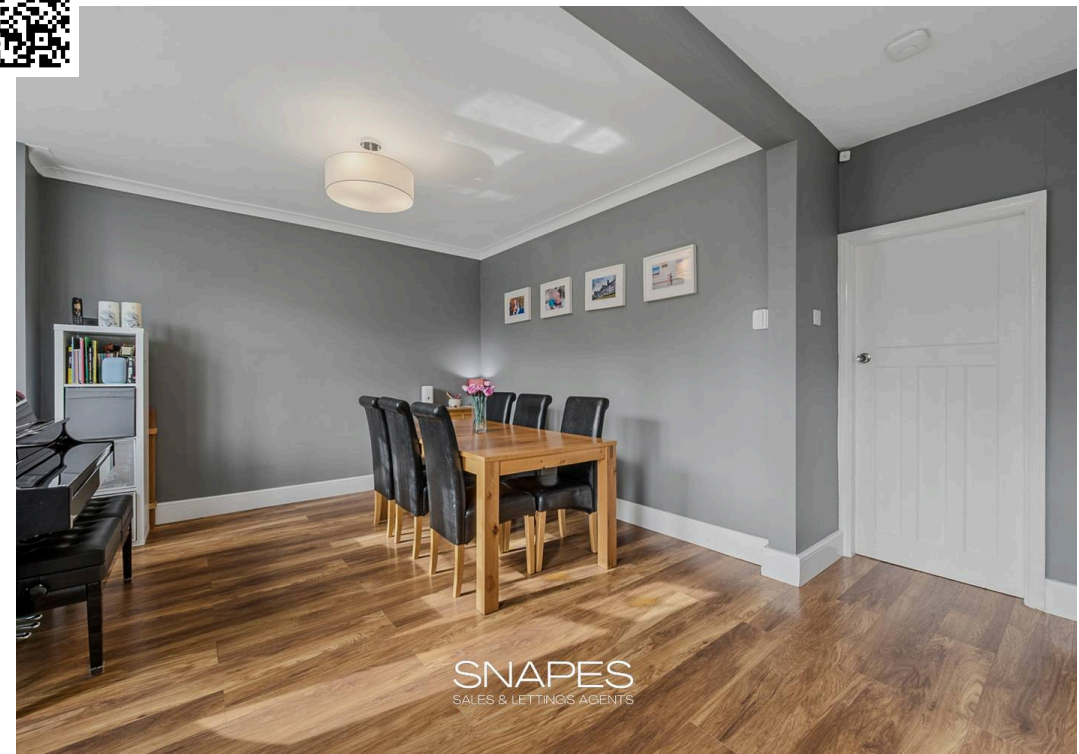
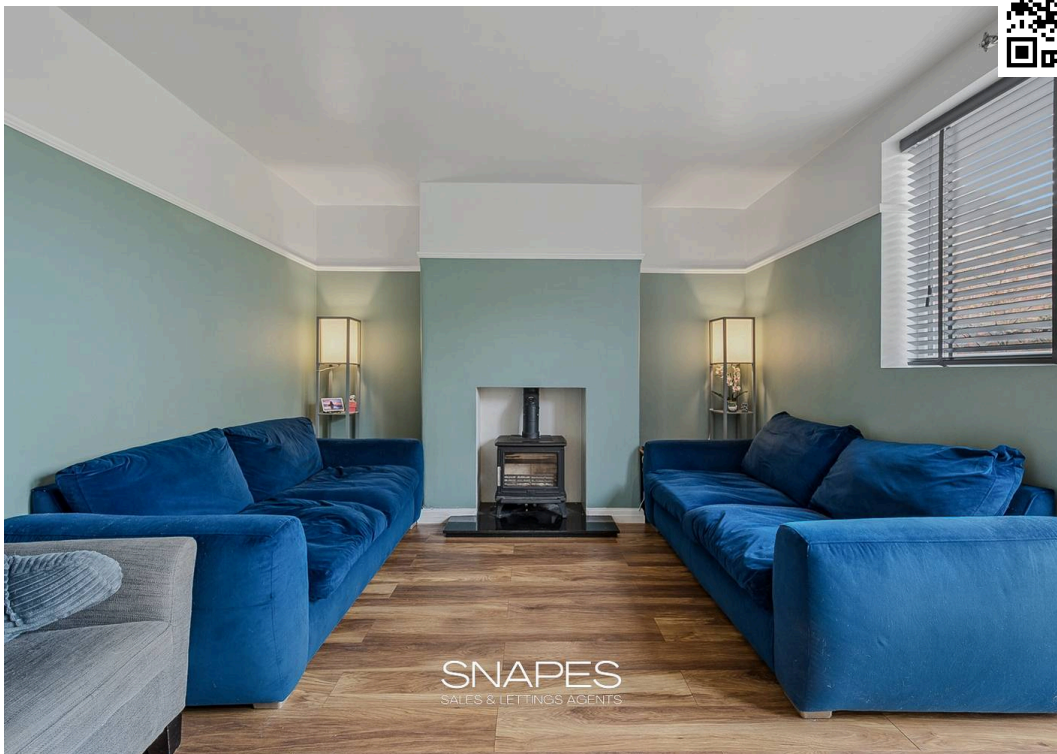
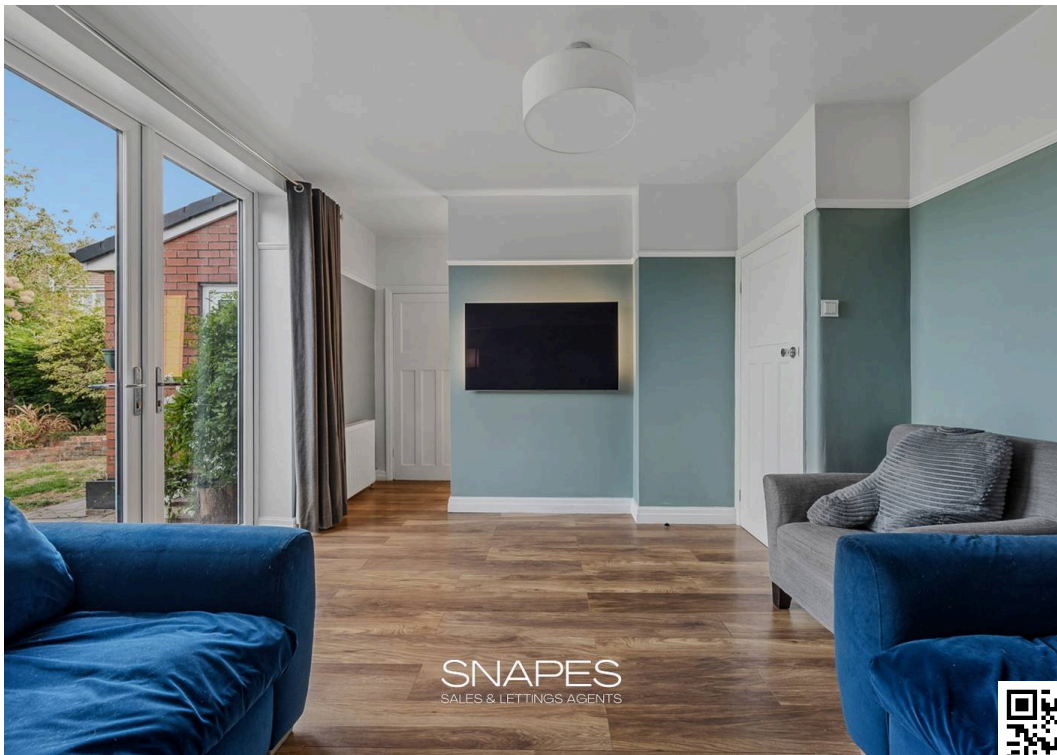
**18 Glendene Avenue, Bramhall – SK7 1BH**  
**£595,000**



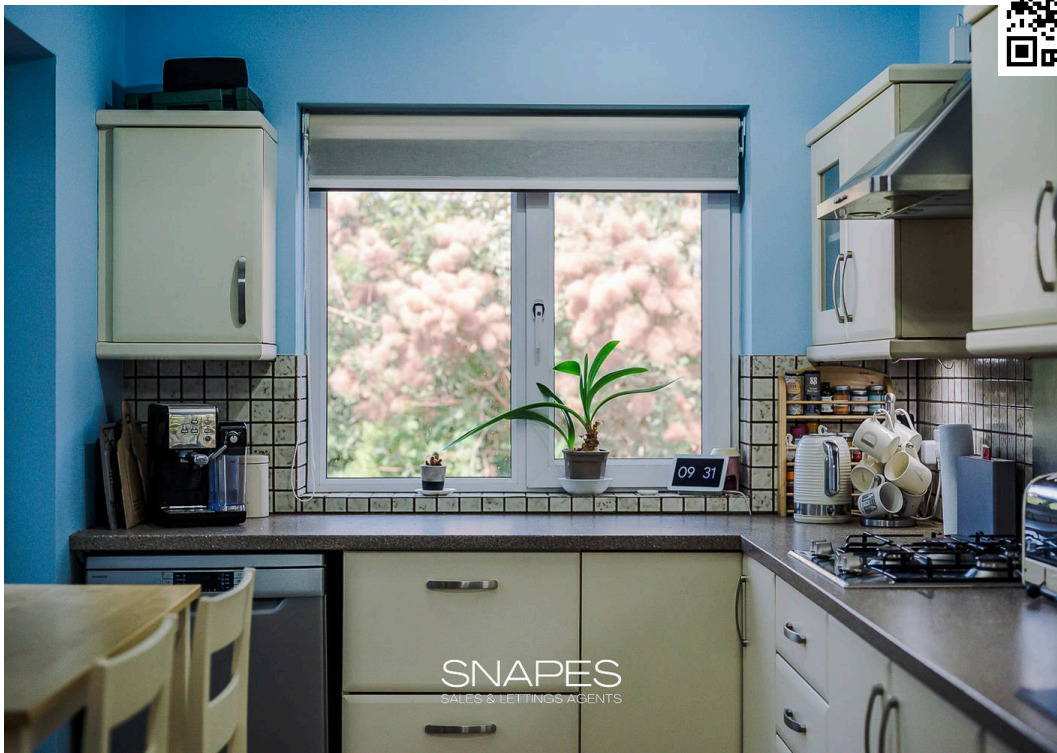




Approximate Total Area: 1378 ft<sup>2</sup> ... 128.1 m<sup>2</sup>











## Description

NO ONWARD CHAIN – SO IF YOU ARE LOOKING FOR A QUICK MOVE – THIS MIGHT JUST BE THE HOME FOR YOU

With no onward chain this extended 4 bedroom semi detached home offers the chance to own a spacious home in a convenient Bramhall Village location and the potential of a quick move if you are a motivated buyer with a proactive solicitor!

Before reading this brief accommodation summary we strongly advise you look through the photographs to get an idea of the style, design and condition of this lovely home – and we strongly urge you to study the floor plan to fully understand the layout, shape and size of this extended home – and then finally contact our team to arrange a guided tour where you will get a true feel for the accommodation.

In brief the accommodation comprises; you first enter the home beneath the covered recess storm porch which has the front door leading into the main accommodation. Once inside you are greeted with the spacious bay front reception room which boasts 19'0" wide measurements in full. Within this room there is a recess storage space beneath the stairs, with the staircase leading to the first floor landing. From this room access leads through to the rear reception room which like the front could be used for a multitude of purposes; our clients have this room set as a relaxing sitting room with log burner design fire set with the chimney breast. A window looks out over the rear garden with double patio doors adjacent which also lead out to the patio section of the rear garden. There is (see photo) a TV point to one wall and beyond this a recess area which leads to a downstairs toilet facility. The kitchen boasts 17'6" measurements and is fitted with an extensive and modern kitchen suite (See photos) and this completes the spacious ground floor living space.

Before describing upstairs you will notice that the garage is integral to the ground floor build and this lends itself for the popular choice of converting the garage space into living accommodation. So if an extra reception room is required for an at-home office perhaps or you need a ground floor bedroom for a particular reason then this is a viable option subject to the usual permissions.

Upstairs there are 4 bedrooms on offer, which comprise; 3 double bedrooms and 1 single. It might be argued there are 2 king size bedrooms, 1 double and 1 single such is how beds have grown and property descriptions have not – however we trust our floor plan will give you a good indication of the actual room sizes. Serving the bedrooms you will see there are 2 bathrooms, 1 with a bath and the other with a shower. Both have sinks and toilets as you would expect, so a total of 3 toilets and 3 wash hand basins serve the property.

## IMPORTANT INFORMATION also know as MATERIAL INFORMATION

**Tenure:** Freehold

**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: D





## Snapes Estate Agents Bramhall

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

0161 440 8700

[bramhall@snapes.co.uk](mailto:bramhall@snapes.co.uk)

[www.snapes.co.uk](http://www.snapes.co.uk)

