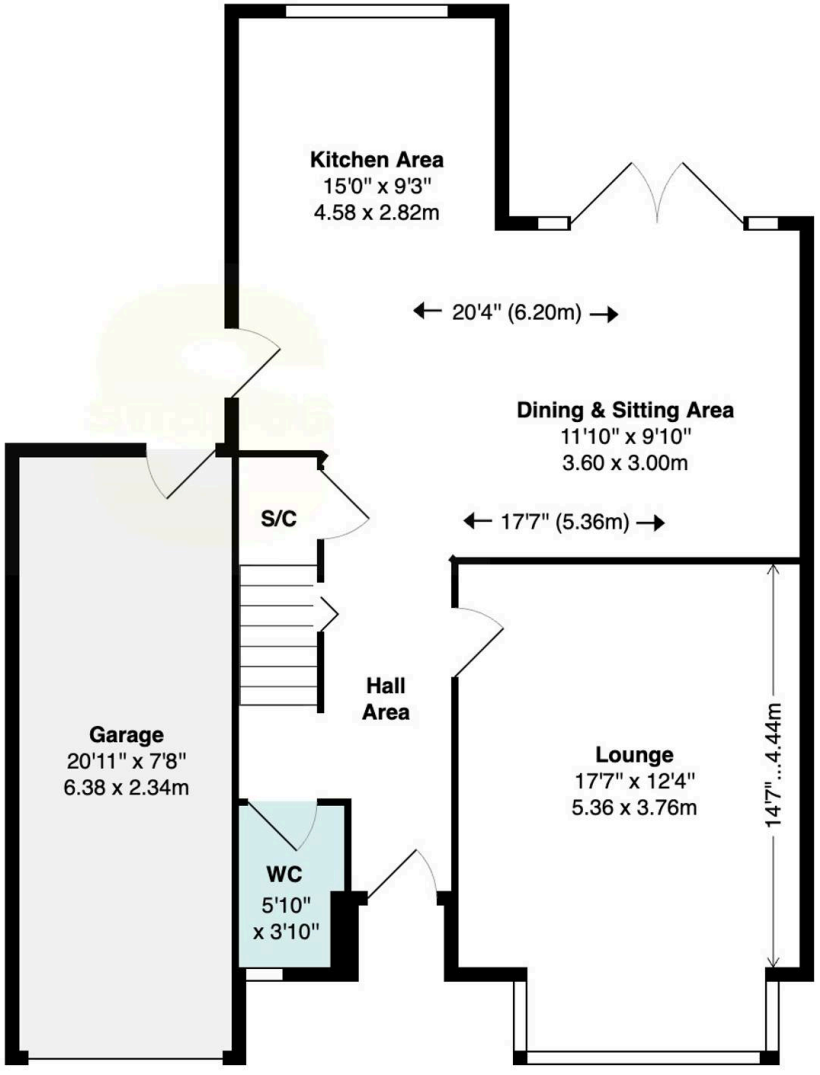


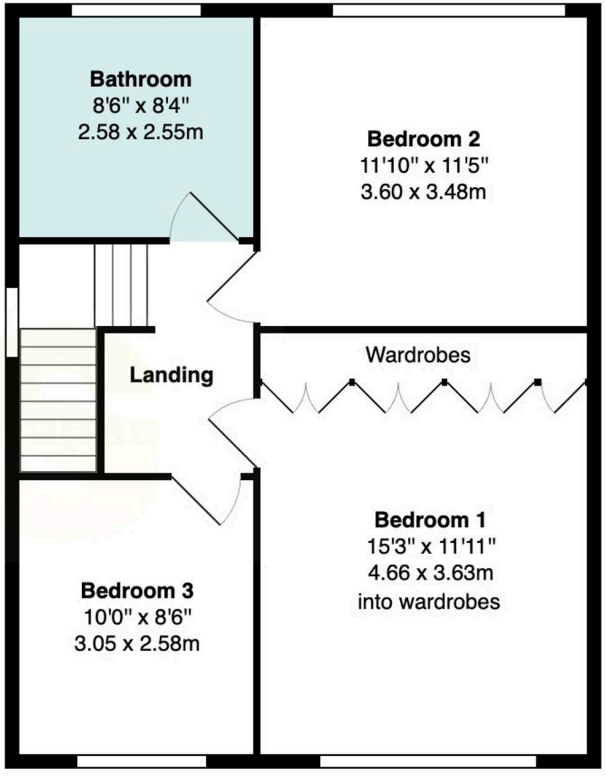
72 Dairyground Road, Bramhall - SK7 2QW

£525,000

snapes estate agents



Ground Floor
Approximate Area: 794 ft² ... 73.8 m²



First Floor

Approximate Area: 547 ft² ... 50.8 m²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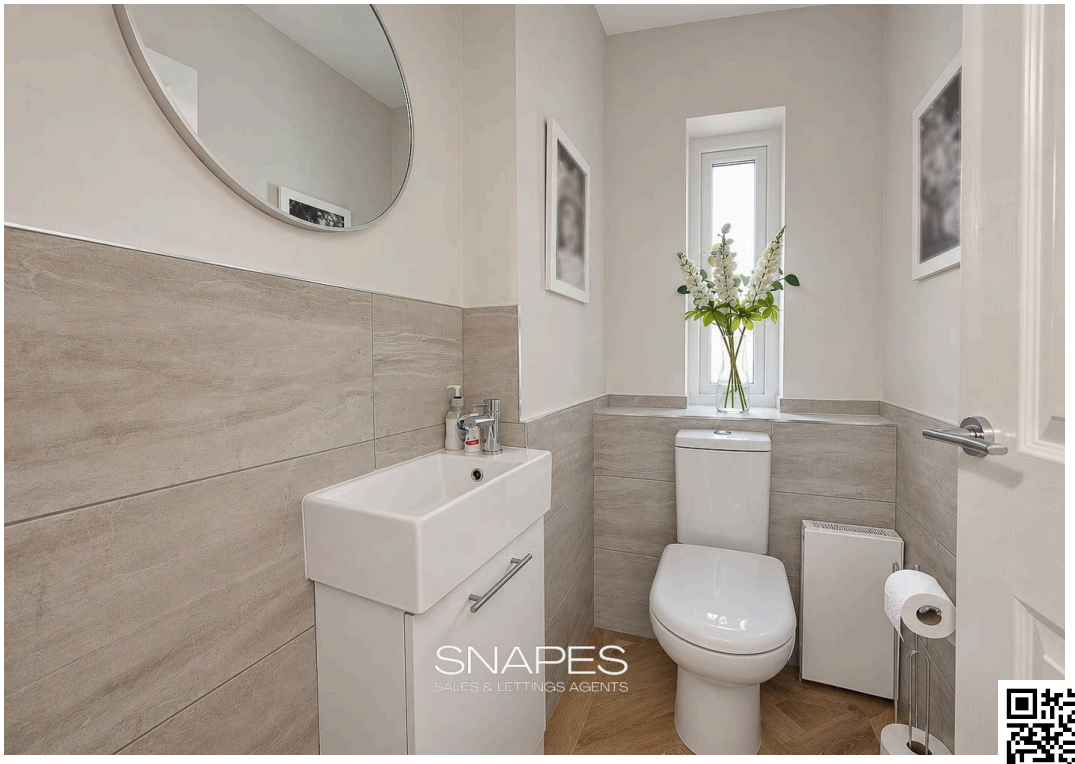
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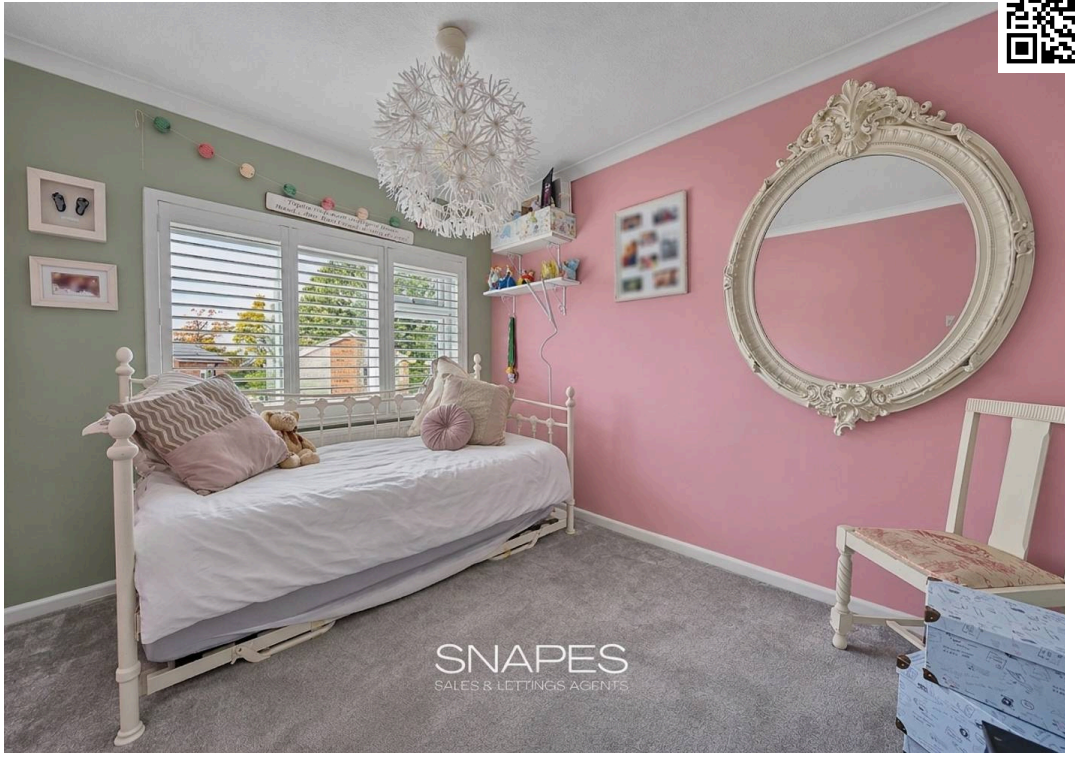
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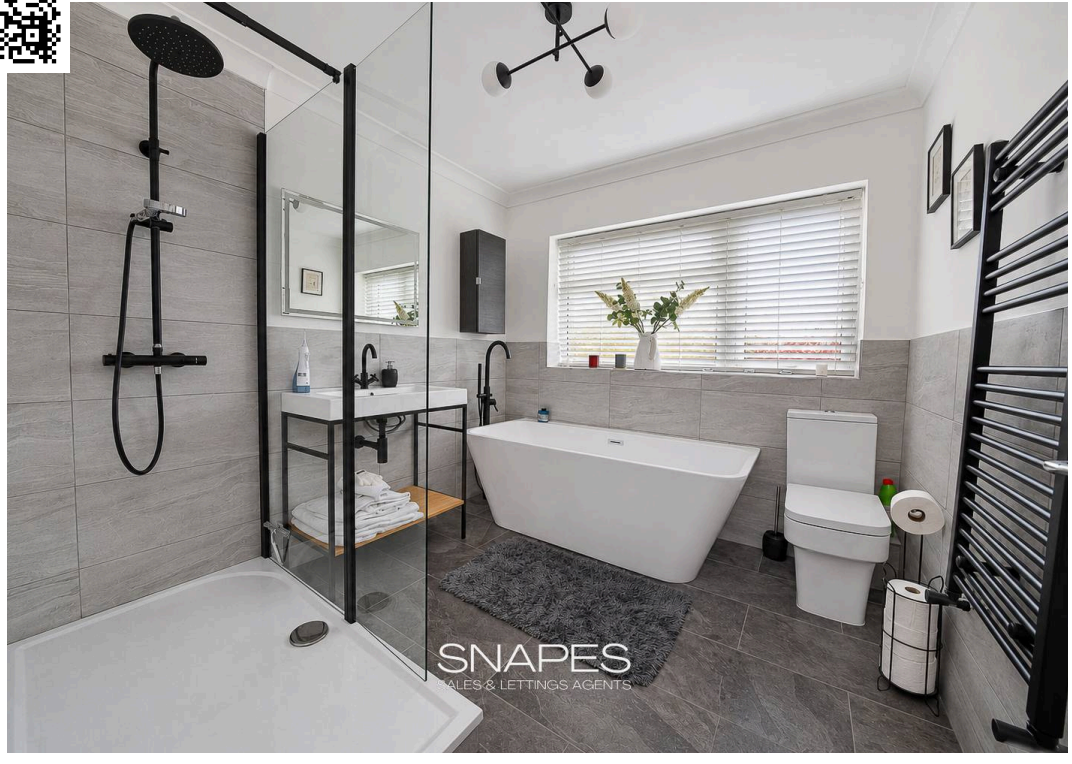
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Immaculately Presented Three-Bedroom Detached Home with Stylish Open-Plan Living, Garage and Gardens

Beautifully presented throughout, this Dairyground Road home is an impressive three-bedroom detached family home combining stylish contemporary interiors with a particularly well-balanced and practical layout.

The property offers approximately 1,341 sq ft in total as shown on the floorplan, including the garage, with a spacious separate lounge, superb open-plan kitchen, dining and sitting area, three well-proportioned bedrooms, a stylish bathroom and valuable driveway parking with an attached garage.

The standard of presentation is immediately apparent on entering the property, with a bright and modern interior creating a home that feels ready to move straight into.

A welcoming hallway provides access to the principal ground-floor rooms, together with a useful downstairs WC. The separate lounge is an excellent size, measuring approximately 17'7" x 12'4", providing a comfortable and relaxing main reception room with plenty of space for generous seating arrangements. To the rear, the layout opens into an impressive contemporary kitchen, dining and sitting space which forms the natural heart of the home. The modern fitted kitchen measures approximately 15'0" x 9'3" and provides an attractive and practical workspace with a stylish finish. This flows naturally into the 11'10" x 9'10" dining and sitting area, creating a sociable space for family meals, entertaining or simply relaxing while remaining connected with the kitchen. The overall width and openness of this rear section gives the accommodation a particularly contemporary feel, while glazed doors provide a strong connection with the rear garden and help bring plenty of natural light into the space.

Upstairs, the landing leads to three well-proportioned bedrooms. The principal bedroom is an excellent size at approximately 15'3" x 11'11" into the wardrobes and benefits from an extensive range of fitted storage. Bedroom Two is another generous double, measuring approximately 11'10" x 11'5", while Bedroom Three measures approximately 10'0" x 8'6" and provides a comfortable child's bedroom, guest room or home office. The family bathroom is another particularly stylish feature, measuring approximately 8'6" x 8'4" and providing both a separate shower and bath, creating a practical yet contemporary family bathroom. Outside, the property benefits from gardens to both the front and rear together with driveway parking. An attached garage measures approximately 20'11" x 7'8", providing useful secure parking, storage or workshop space.

Dairyground Road is a popular and established Bramhall location, particularly appealing to families due to its convenient access to well-regarded schools, local shops and everyday amenities. Bramhall Village, Bramhall railway station and the wider transport network towards Stockport, Manchester and the A555 Airport Relief Road are all readily accessible.

Combining immaculate presentation, stylish contemporary interiors, excellent open-plan family living and three genuinely well-proportioned bedrooms, This Dairyground Road home represents an extremely appealing opportunity for buyers seeking a home that can be enjoyed from the outset.

IMPORTANT INFORMATION also know as MATERIAL INFORMATION

1. Tenure: Leasehold
2. Lease Dates: Original 999 Years - End Date 24.06.2971
3. Rent Charge: £35 Years Per Annum
4. 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.

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EPC Rating: E



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