



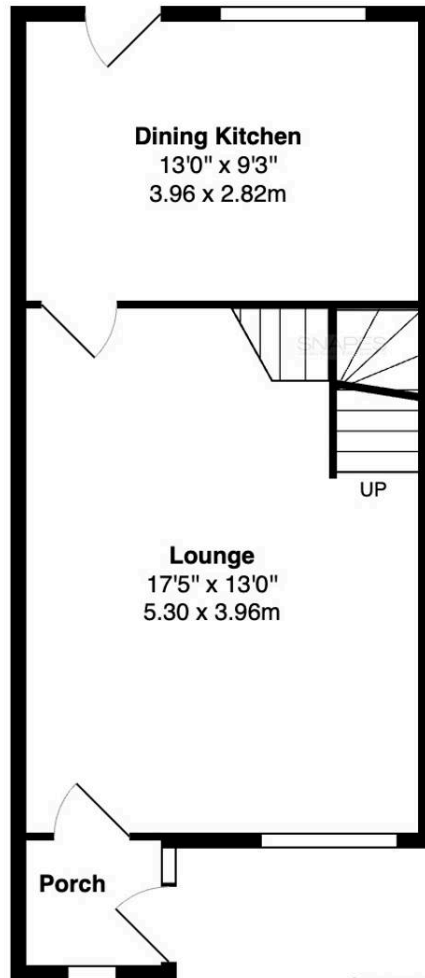
SNAPES
SALES & LETTINGS AGENTS

54 Beechfield Road, Stockport – SK3 8SX
£370,000



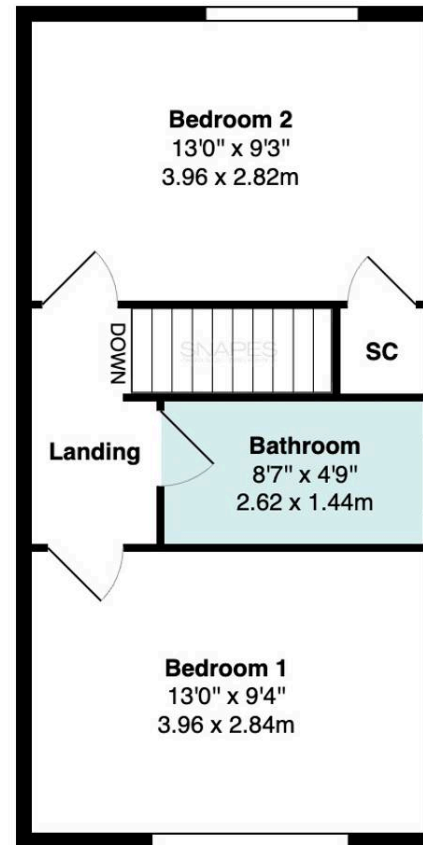
Ground Floor

Approximate Area: 369 ft² ... 34.3 m²

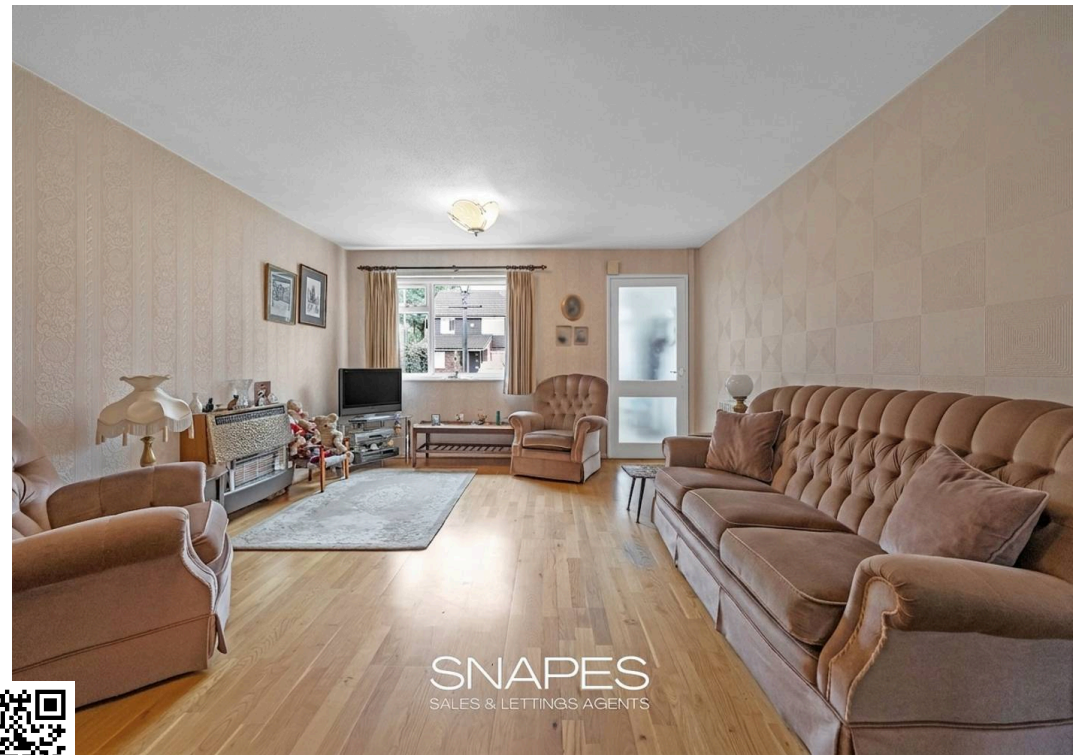


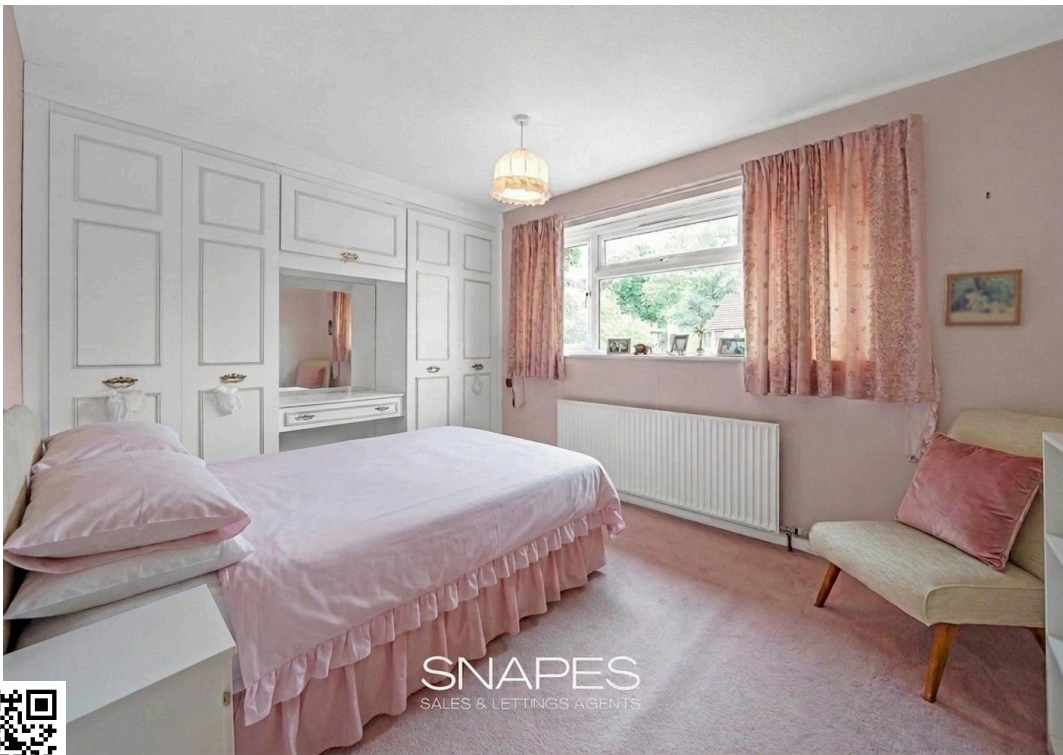
First Floor

Approximate Area: 350 ft² ... 32.5 m²



Approximate Total Area: 719 ft² ... 66.8 m²





Description

We are delighted to offer for sale this superb 2 double bedroom semi detached home which occupies a commanding corner plot boasting gardens to the front, side and rear as well as having a driveway and detached garage positioned to the rear of the home.

We trust our photographs will give you an idea of the style and design of the building plus the scope of the gardens – and we urge you to look at the floor plan to understand the room sizes, shapes and configuration of the accommodation. It is worth noting at this point, that planning permission has been granted for a double storey side extension. Planning Number DC/096044.

Currently the accommodation is set over two levels and first accessed via the entrance vestibule to the front. From here you then gain access into the spacious lounge which has stairs to the first floor plus a window to the front aspect and access into the rear dining kitchen. The dining kitchen is fitted with a range of units and has some fitted appliances and space for free standing appliances. There is ample space to dine as demonstrated by the current owners having a dining / breakfast table in this room and there is a window looking out over the rear aspect plus access directly out to the rear garden.

Upstairs the home is served by 2 double bedrooms, one which faces the front aspect and the other overlooks the rear garden. Both have easy access to the fitted bathroom which has a panel front bath, wash hand basin and low level WC.

Outside as previously mentioned you will see there are gardens to 3 sides, with a front garden mainly laid to lawn. The lawn spans around the side of the property between the outer perimeter hedgerow and an inner fence. Within the inner fenced areas there is space to the side and more lawn which makes up the majority of the rear garden. A gate then leads onto a driveway which has space for 2 or 3 cars plus leads to a single detached garage.

IMPORTANT INFORMATION also know as MATERIAL INFORMATION

1. **Tenure:** Freehold.
2. **Other:** Planning Permission for Side Extension
3. Planning Reference DC/096044
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: C



Snapes Estate Agents Bramhall

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

0161 440 8700

bramhall@snapes.co.uk

www.snapes.co.uk

