



34 Larchway, Bramhall – SK7 2AL

Guide Price £650,000





Approximate Total Area: 1099 ft² ... 102.1 m²







We are delighted to offer for sale this fantastic opportunity to purchase a spacious detached bungalow which occupies a fabulous plot at the head of a popular cul-de-sac in Bramhall. The property can be found at the very head of the cul-de-sac and has a mature front garden with driveway parking leading to the attached garage. You also have gated access at the left hand side of the property and space to the right hand side of the property, whilst at the rear there is a fabulous rear garden which is mainly laid to lawn and has mature rear borders which add extra privacy.

We trust our floor plans will give you a good indication of the space, shape and layout of the accommodation on offer, however we strongly advise you view this home for yourself to fully appreciate the many benefits on offer within this fabulous home. In brief the accommodation comprises: There is an entrance porch before you enter the main hallway and from the entrance hall you can then access all of the other rooms within the property except for the dining room. The main lounge is positioned to the front of the accommodation and has a bay window to the front aspect plus two further windows looking over the side aspect. An open way then leads into the dining room which is positioned to the rear of the accommodation and also has two windows to the side aspect and patio doors leading out to the fabulous rear garden.

The kitchen (See photos) is fitted with a stylish and contemporary range of base level units with granite work tops with return splash backs and a splash of colour and character is added with the ceramic tiled wall areas. Fitted appliances can be found and access is offered into a rear vestibule which leads to the outside.

Then you have 2 good sized double bedrooms, one overlooking the front aspect and one which has been extended and overlooks the rear garden. Both are served well by a stylish re-fitted bathroom which has a panel front bath, walk in shower enclosure and attractive tiled walls and chrome fittings. There is a separate WC adjacent to the bathroom with matching tiled walls and low level WC fitted.

There is access to the loft space which has been bordered and has a window to one wall section. The loft offers the obvious scope for conversion, whilst you will also notice the two cupboards in the hall, which you cannot help imagine them being the route into a garage conversion, if you would prefer an extra room of living space. The garage could also provide the perfect opportunity to add an ensuite to either of the bedrooms... or both perhaps!

Finally the home is offered for sale with no vendor chain and has double glazed windows and is heated by gas central heating.

IMPORTANT INFORMATION also known as MATERIAL INFORMATION

1. **Tenure:** Freehold
2. **Photo:** We have used Ai to remove a skip from a front picture. The drive surface below might be different to what is shown
3. **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.

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