

ANY
PART EXCHANGE
WELCOME

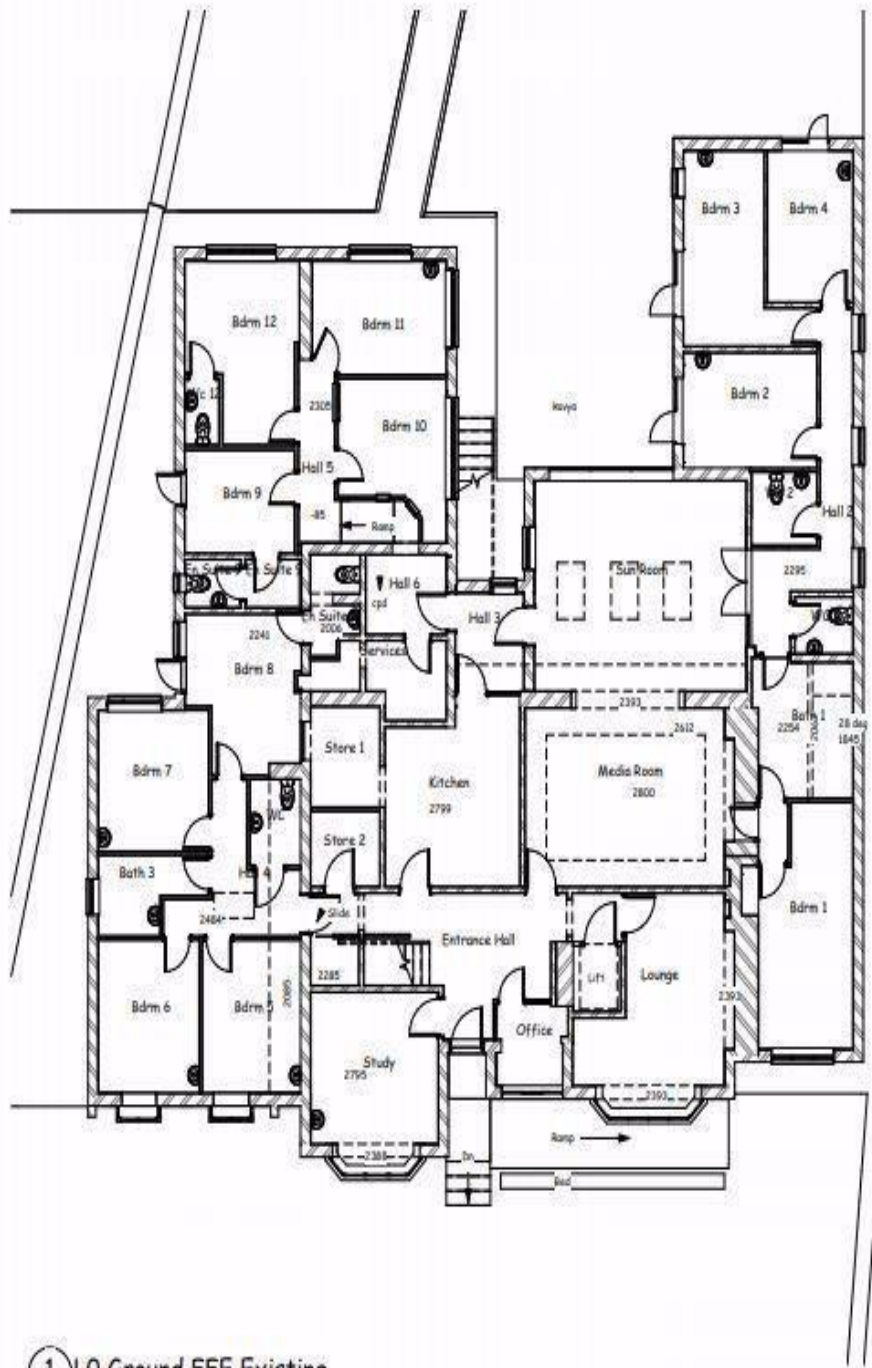


Fir Road

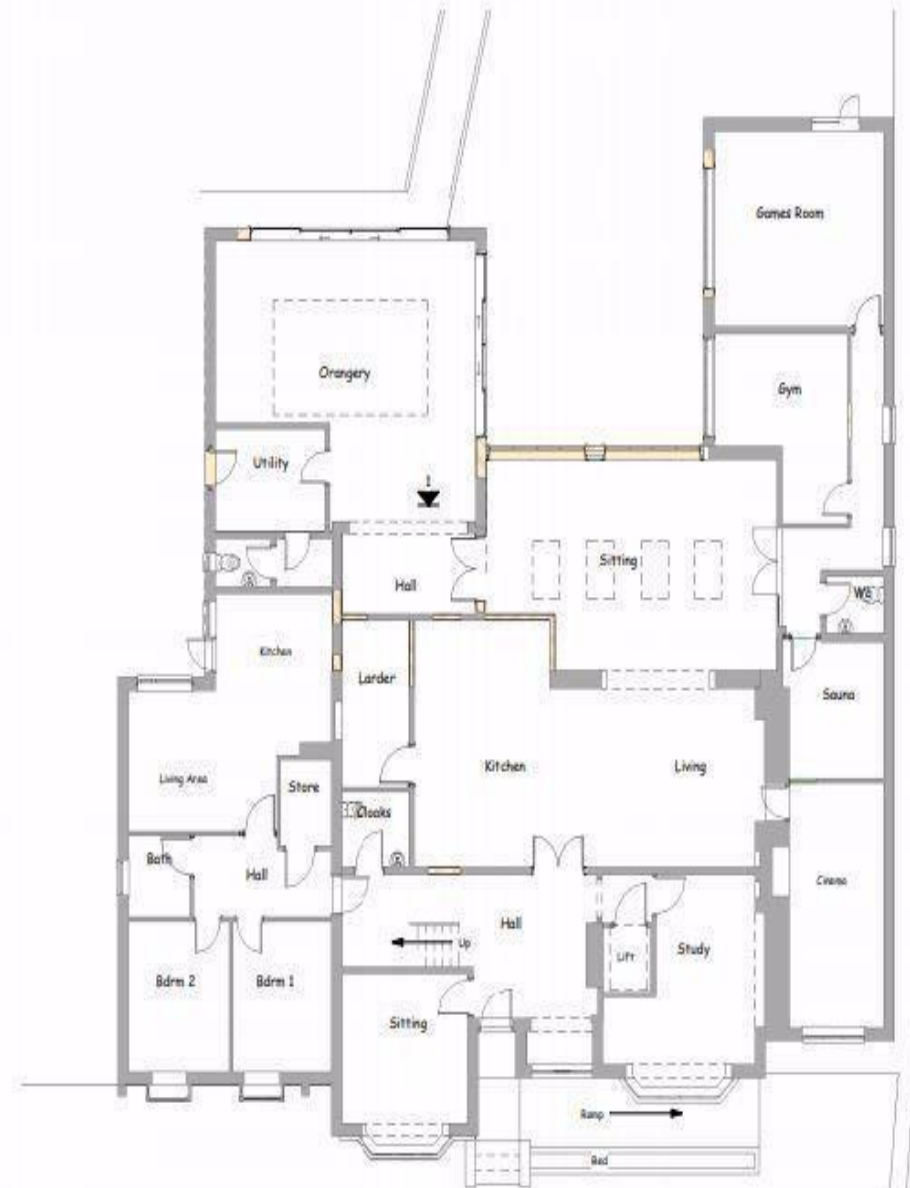
BRAMHALL, STOCKPORT, SK7 2JF

SHRIGLEY ROSE & CO

Bespoke Estate Agents



1 L0 Ground FFE Existing
1:100



2 L0 Ground Proposed
1:100



Fir Road

BRAMHALL, STOCKPORT, SK7 2JF

NEW* **ANY PART EXCHANGE WELCOME* RARE OPPORTUNITY to REMODEL a MAGNIFICENT DETACHED EDWARDIAN RESIDENCE occupying a LARGE PRIVATE PLOT including a sweeping driveway providing AMPLE PRIVATE PARKING for 8+ Cars. The location is a SHORT STROLL FROM BRAMHALL VILLAGE on this Popular Bramhall Road close to local shops and amenities within this highly coveted Bramhall location. Previously used as a care home this wonderful home offers the new owner a BLANK CANVAS to create your ideal sanctuary. FULL DETAILED PLANNING PERMISSION (Ref. No: DC/078247. is in place to transform this unique property into a substantial family home. Set back from the road with expansive front and rear gardens enclosed by mature greenery adds to the privacy of this home. The addition of a detached summerhouse to the rear of the property is ideal for further living space or indeed a substantial work from office building.

We Have Noticed:

- This wonderful property sits within beautiful grounds
- This home offers you a blank canvas to create your ideal family home
- Coveted Bramhall location close to all local amenities





Fir Road

BRAMHALL, STOCKPORT, SK7 2JF

Key Features:

- Any part exchange welcome
- Desirable road
- Full planning permission in place to create your ideal 7 bedroom home
- Expansive gardens
- Detached summerhouse
- Private parking for 8 + vehicles

Tenure: Leasehold

Council Tax Band: G (to be confirmed by local authority).

Possession: Vacant possession upon completion.

Viewing: Strictly by appointment only through One Stop Property Solutions.



Property Summary

Entrance Hallway

Sitting Room

Study

Kitchen

Living Room

Utility Room

WC

Cinema

Sauna

Rear Sitting Room

WC

Gym

Games Room

Orangery

Utility Room

WC

Annex Kitchen

Annex Living Room

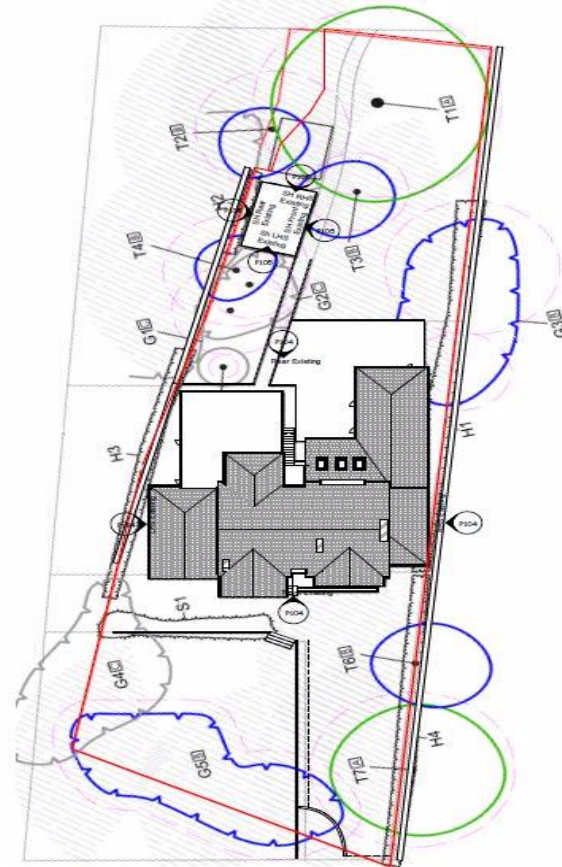
Annex Bathroom

Annex Bedroom 1

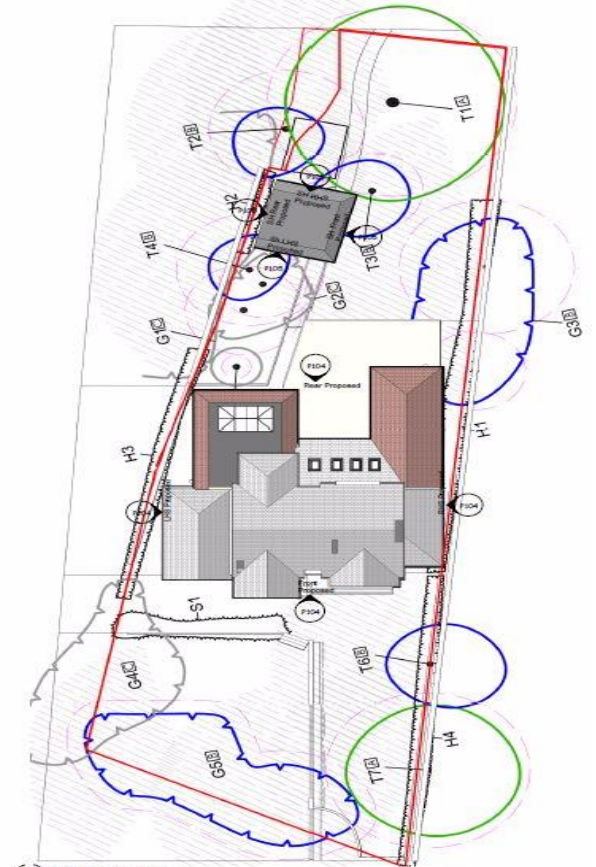
Annex Bedroom 2

Bedroom 1

En-suite



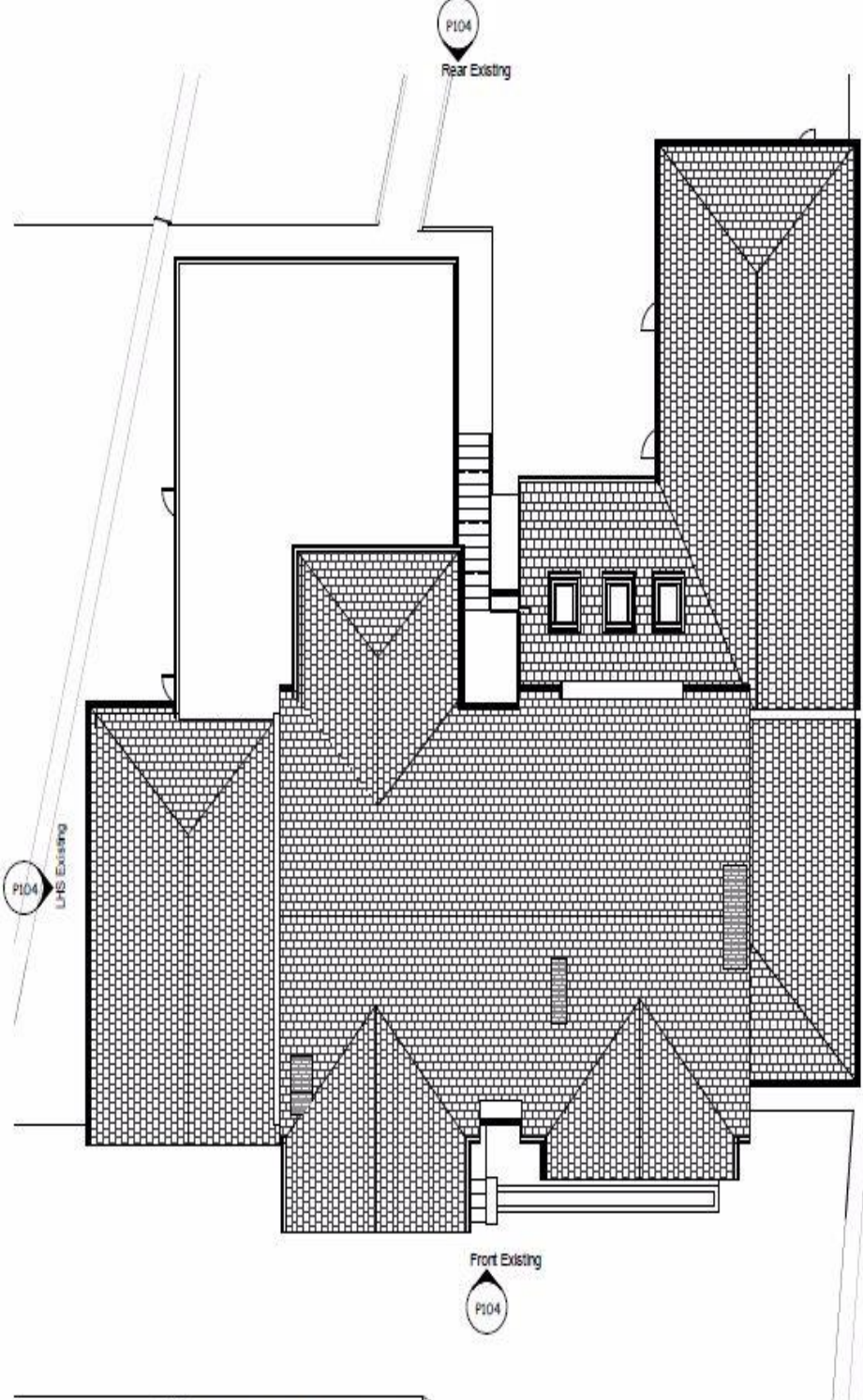
2 Site Plan Existing
1:200



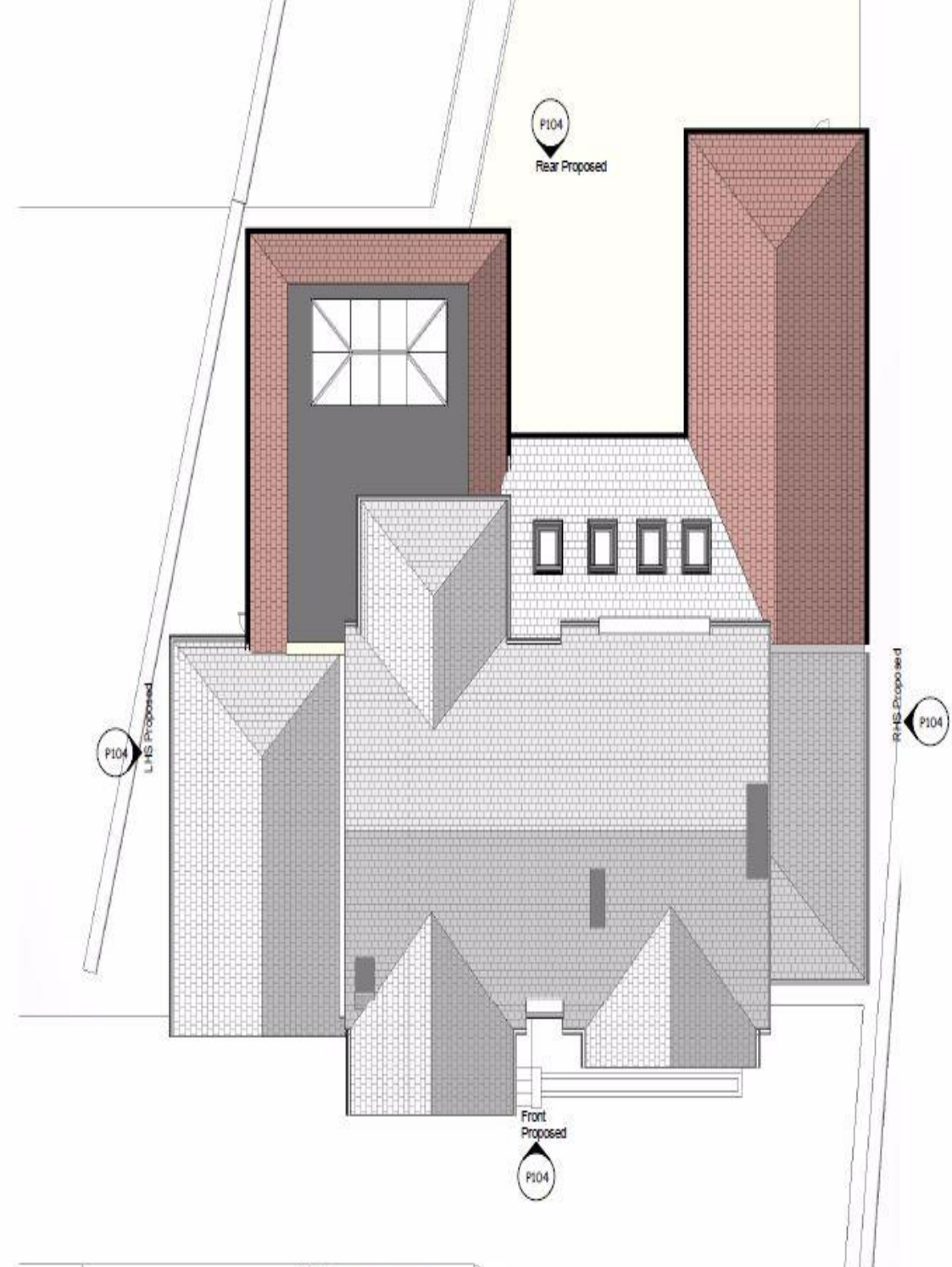
1 Site Plan Proposed
1:200



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	63 D	73 C
39-54	E		
21-38	F		
1-20	G		

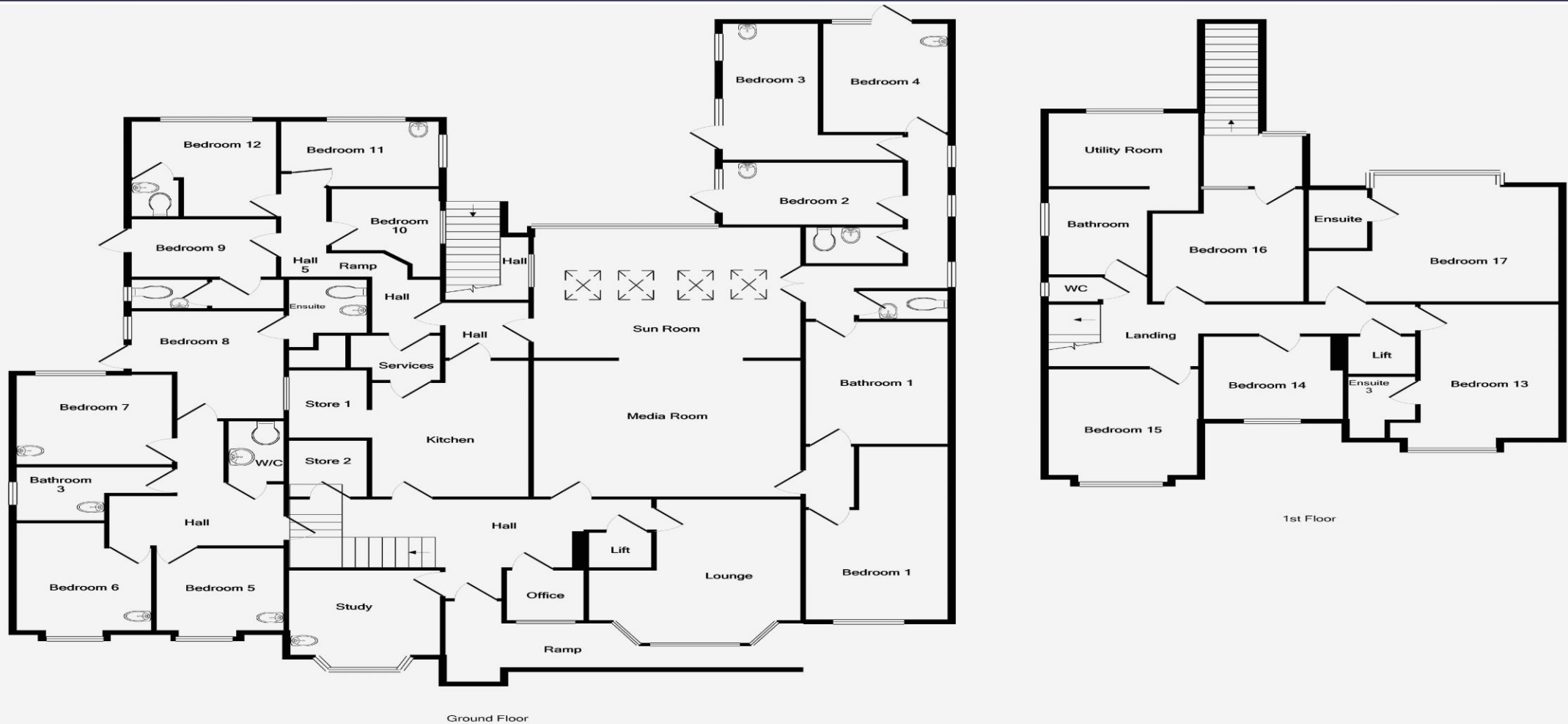


① Roof Plan Existing
1 : 100



② Roof Plan Proposed
1 : 100

DID YOU KNOW...? YOU CAN PART EXCHANGE YOUR CURRENT HOME FOR THIS PROPERTY... HASSLE FREE.



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MONEY LAUNDERING REGULATIONS 2017 Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale. THE PROPERTY MISDESCRIPTIONS ACT 1991 We have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars, whilst believed to be accurate are set out as a general guideline and do not constitute any part of an offer or contract. Intending Purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy.