

ANY
PART EXCHANGE
WELCOME



Tenement Lane
Bramhall, SK7

SHRIGLEY ROSE & CO
Bespoke Estate Agents



Tenement Lane , Bramhall, SK7

Ground Floor Main Home

Entering the property through an imposing double-arched portico there is a spacious and bright hallway providing access to the dual aspect living room and conservatory to appreciate the rear secluded garden. Off the living room there is a useful office/snug space with an additional bathroom and its own separate entrance. The hallway also leads to the dining-kitchen with white high-gloss units and contrasting black worktops and access to a utility room.

The First floor consists of four double bedrooms, an office and a family bathroom. The master bedroom has floor to ceiling windows overlooking the mature front garden and benefits from an ensuite bathroom. Three of the bedrooms have fitted wardrobes. From the spacious landing there is a staircase leading to a generous loft space that could be used as a second office / hobby space.

The annexe has its own entrance at the side of the property with kitchen, living room with patio doors overlooking the beautiful garden, a double bedroom and bathroom; it's a versatile space for a growing /extended family. The present owners converted the annexe to care for elderly parents but during the past 5 years have used it for short term rental through booking platforms. The apartment has received consistently excellent ratings and reviews and with occupancy above 85% the net income more than offsets the running costs of the whole house. The owners are happy to share the last three years income and expenditure accounts on request.

This unique property is set in a quiet and peaceful location with stunning gardens and dedicated parking for multiple vehicles on the driveway. Within the catchment area for good schools and access to local amenities it is the perfect family home.

The Current Owners Love:

- The peace and quiet. It is a lovely, private plot.
- We love to look out onto the local wildlife from the patio windows.
- There is a room to suit all moods and functional requirements.

We Have Noticed:

- Idyllic location set in a large plot with stunning gardens.
- Separate but integrated annex that's perfect for an extended family or alternatively a work space for a small business.
- Useful loft space that could be used as a hobby room or office.







Key Features:

- Annexe used as an Airbnb, generating an approximate net income of £15,000/annum
- ANY Part Exchange Welcome
- Private Secluded Position
- Large Plot
- Close To Bramhall Park
- Close to Nature
- Annexe Ideal for Elderly Parent or Older Children
- Five Bedrooms

Tenure: Freehold

Council Tax Band: G

Possession: Vacant possession upon completion

Viewing: Strictly by appointment only through Shrigley Rose

Property Summary:

Ground Floor Annexe

Annexe Living Room 15'8" x 12'8" (4.79m x 3.87m)

Annexe Kitchen 13'11" x 6'0" (4.26m x 1.84m)

Annexe Bedroom 16'8" x 11'10" (5.09m x 3.61m)

Annexe Bathroom 8'0" x 6'2" (2.45m x 1.90m)

Ground Floor

Porch

Hallway

Living Room 22'1" x 13'0" (6.74m x 3.97m)

Conservatory 11'4" x 10'6" (3.46m x 3.21m)

Kitchen 23'7" x 9'6" (7.21m x 2.90m)

Utility Room 5'0" x 4'3" (1.54m x 1.31m)

Living/Office 16'1" x 10'2" (4.91m x 3.12m)

Downstairs Bathroom 6'2" x 5'9" (1.90m x 1.77m)

Garage 16'1" x 9'2" (4.91m x 2.81m)

First Floor

Bedroom 1 16'3" x 15'5" (4.97m x 4.71m)

En-suite 7'8" x 6'3" (2.34m x 1.92m)

Bedroom 2 20'6" x 11'8" (6.26m x 3.57m)

Bedroom 3 12'11" x 12'8" (3.94m x 3.88m)

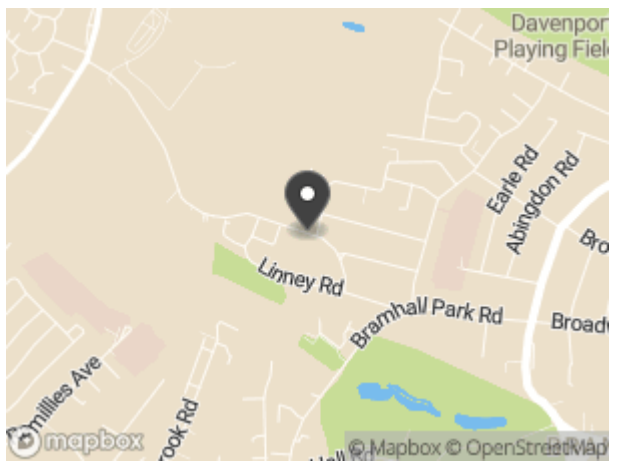
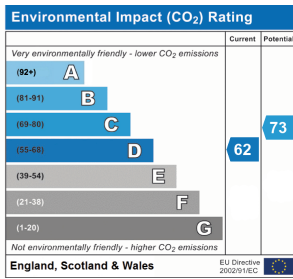
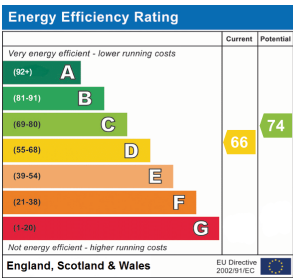
Bedroom 4 12'10" x 9'3" (3.92m x 2.82m)

Bathroom 7'10" x 6'2" (2.40m x 1.88m)

Office/Study

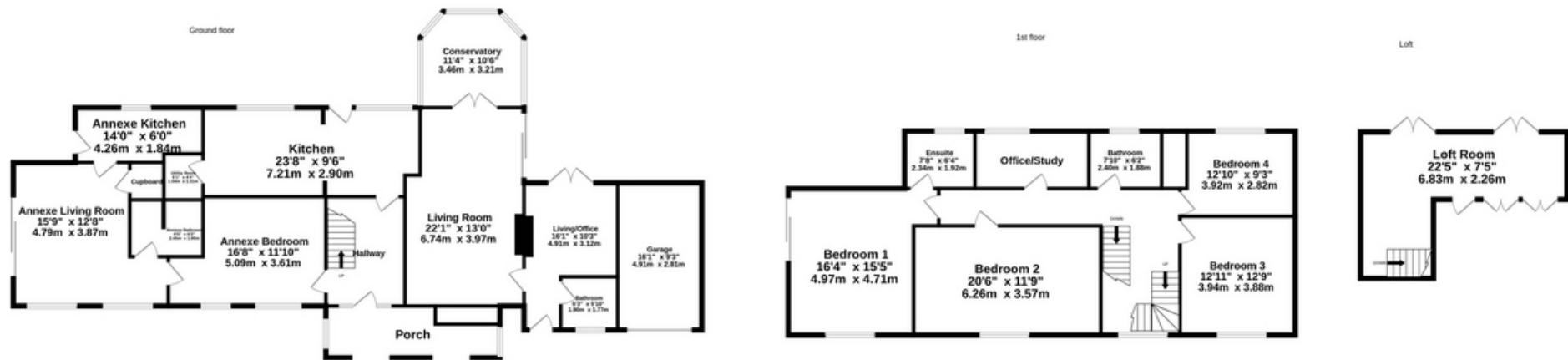
Second Floor

Loft Room 22'4" x 7'4" (6.83m x 2.26m)





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



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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