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 Bramhall Moor Lane, Hazel Grove, Stockport, SK7 5BB



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**\*\*No CHAIN\*\*** This deceptively spacious THREE BEDROOM DETACHED BUNGALOW is brimming with development potential and reveals its size and scope as you explore room by room. It is blank canvas of opportunity allowing you to mark it with your own creative vision and unique style choices to create a wonderful home.

Pull up on the drive. Note that number 173 is set back from the road and is thus afforded a decent sized, mature front garden. The drive extends to the side and leads to the detached garage. Walk over to the front door and step over the threshold into the entrance porch. A door opens into a spacious 'L' shaped hallway.

A door to the left opens to the sizeable living room to the front. Off the hall to the right, two double bedrooms. Around the corner, ahead there is a door to a bathroom/w.c. To the right, step into the dining room which has an opening to the kitchen. There is a utility room off the dining room and a conservatory too overlooking the lovely and mature rear garden. Of course, you are looking at the floor plan and imagining the possibilities for re-configuring this area to the rear of the property!

A staircase from the dining room leads to the first floor, a conversion that we understand was undertaken in the 80's. The stairs lead to a reception area off of which is a bedroom and a shower room/w.c.

Outside, to the front of the home is a driveway which leads down the side of the home. A lawn garden and mature shrubs/hedges sits beside this at the front.

To the rear there is a good sized mature garden comprising patio, lawn and flower / shrub beds. A greenhouse sits behind the garage and a small pond in front of the conservatory. This could be a sanctuary and a delight for those who enjoy gardening.

Has this home got the creative juices flowing? We'd be happy to arrange a viewing for you and await your call.

## Ground Floor

**Porch** - 3' 5" x 5' 8" (1.06m x 1.74m)

**Entrance Hallway** - 16' 11" x 6' 0" (5.17m x 1.83m) The home is accessed via an original timber door into a good size hallway. Ceiling coving and picture rail. Radiator. The hallway turns left in a L shape.

**Living Room** - 16' 10" x 13' 9" (5.15m x 4.22m) Bow window to the front aspect. Exposed brick chimney with gas fire. Built in units. Wall lights. Radiator.

**Bedroom One** - 14' 9" x 11' 11" (4.52m x 3.64m) Bow window to the front aspect. Fitted wardrobes incorporating sink unit. Radiator. Ceiling coving.

**Bedroom Two** - 12' 10" x 10' 4" (3.93m x 3.15m) Window to the side aspect. Built in cupboard. Radiator. Ceiling coving.

**Bathroom/ W.C.** - 6' 8" x 6' 10" (2.04m x 2.1m) Fitted with a three piece suite comprising panelled bath with shower over, low level wc and a wash basin. Part tiled. Radiator. Ceiling coving. Window to the side aspect.

**Dining Room** - 12' 10" x 10' 11" (3.93m x 3.34m) Sliding glass door leads to the conservatory. Radiator. Stairs to first floor. Open to Kitchen.

**Kitchen** - 9' 3" x 6' 10" (2.83m x 2.1m) Fitted with a range of wall, drawer and base units. Work tops incorporate a one and a half bowl sink and drainer. Integrated double electric oven and electric hob. Integrated fridge and dishwasher. Part tiled walls. Window to the side aspect and door leading through to the conservatory.

**Inner Hallway** - Accessed from the other side of the dining room and leading through to the utility.

**Utility Room** - 8' 11" x 10' 6" (2.72m x 3.22m) Fitted with wall, drawer and base units. Wall mounted 'combi' boiler. Space and plumbing for a washing machine.

**Conservatory** - 6' 7" x 13' 9" (2.03m x 4.22m) Can be accessed from either kitchen or dining room. Views over rear garden.

## First Floor

**Reception Room - 17' 5" x 9' 7" (5.31m x 2.93m)** (some restricted head height)

The staircase in the dining room leads up to a first floor reception room. Velux window to the side elevation. Radiator. Storage.

**Shower Room/ W.C. - 7' 11" x 3' 1" (2.42m x 0.94m)** Fitted with a shower cubicle, low level wc and a wash basin. Velux window. Tiled walls.

**Bedroom Three - 17' 10" x 9' 2" (5.44m x 2.8m)** (Some restricted head height)

Velux window to the side elevation. Radiator. Eaves storage.

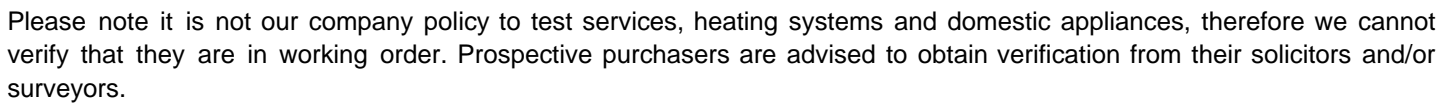
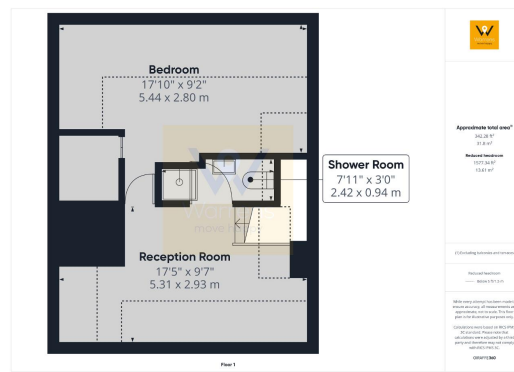
## Exterior

### Detached Garage -

**Gardens** - To the front of the home is a driveway which leads down the side of the home. A lawn garden and mature shrubs/hedges sits beside this at the front.

The rear garden is a mature garden comprising patio, lawn and flower / shrub beds. A greenhouse sits behind the garage and a small pond in front of the conservatory.





For more details please call us on **0161 260 0444** or send an email to [enquiries@warrensonline.co.uk](mailto:enquiries@warrensonline.co.uk).