2 Lodge Farm Close, Bramhall, SK7 3BZ

- A spacious detached family home
- Five bedrooms and three bathroom (two en-suite)
- Quiet cul-de-sac location in one of Bramhall's finest locations
- Study, downstairs WC and utility room
- Ample parking, integral double garage a large private west facing garden
- Future potential to extend subject to planning consent
- EPC rating - (D)

£845,000
A spacious five bedroom three bathroom (two en-suite) 1970's detached family home which occupies a sought after position within a quiet, leafy, cul-de-sac off Broadway in one of Bramhall’s finest locations. A driveway to the front provides off road parking for several cars and there is an attractive good sized front garden which is laid to lawn. To the rear there is a large, private, enclosed, westerly facing garden which is laid mainly to lawn with paved patio and established hedge borders. The accommodation includes a covered porch, hall, spacious living room, dining room, conservatory, study, downstairs w.c, dining kitchen (fitted with Oak units, granite work surfaces, range cooker and space for appliances), utility room (with space for appliances), rear porch and an integral double garage (with electric door, light and power). Landing (with recessed airing cupboard), master bedroom suite (with fitted wardrobes, matching furniture, en-suite dressing room and en-suite shower room), guest bedroom (with fitted wardrobes and en-suite shower room), three further bedrooms (all with fitted wardrobes) and a main bathroom (fitted with white sanitary ware with Mira Excel shower fittings and glass shower screen over the bath). Double glazed and gas fired central heating (run by a Worcester Bosch boiler). The house has excellent future potential for an extension subject to planning consent. Freehold.
PROPERTY MISDESCRIPTION ACT 1991: The Agents has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Buyer.

References to the tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.