



12 Valley Road

Bramhall, Stockport, SK7 2NN

Asking Price Of £510,000

- Period semi detached home
- Driveway and garage
- Gardens and patio area
- Popular residential area
- Walking distance to shops and Bramhall village
- Kitchen open to family room
- Lounge
- Dining room



GENERAL Period features include wood panelled interior doors, wooden picture rails and skirting boards, plaster coving, and stained glass windows. There are brushed stainless steel electrical sockets in the hall reception rooms, and recently fitted double glazing.

ENTRANCE PORCH Arched entrance filled with UPVC double glazing with matching door; stone paved floor; whitewashed brick walls with ceiling light and gas meter cupboard.

ENTRANCE HALL Solid wood door with original stained and leaded glass oval panel set in wood panelled wall with matching stained-glass panes; ceiling coving; central light fitting; plate rack; and wood

laminate plank flooring; radiator; door to under stairs cupboard with meters; doors off to downstairs WC, kitchen, and two reception rooms.

DOWNSTAIRS WC Understairs fitted WC with wall light; wood plank floor; and a white ceramic suite consisting of low-level WC and vanity hand washbasin with tiled splash back.

RECEPTION 1 13' 9" x 13' 0" (4.19m x 3.96m) Front aspect white UPVC curved bay window; ceiling light fitting and two wall lights; coving and central plaster rose; medium wood laminate floor; radiator; and cream stone fireplace with black iron coal effect gas fire.

RECEPTION 2 16' 1" x 12' 11" (4.9m x 3.94m) Rear aspect curved bay with central UPVC double glazed door; ceiling light fitting; coving, plaster rose, medium wood laminate flooring; radiator; stained wood mantel and surround with gloss black granite insert and hearth housing a stainless steel finished coal effect gas fire.

KITCHEN/BREAKFAST ROOM 15' 9" x 15' 10" (4.8m x 4.83m) Triple aspect room with front and side facing windows and windows with double glazed door to front; recessed spotlights; grey slate tile effect vinyl flooring; two radiators; a range of medium polished wood panelled units with matching pelmet and plinth, black granite effect laminate worktop, and cream rustic tile splash back, with a black Astracast composition

square sink and drainer with stainless steel fittings; door off to utility.
Fitted appliances include a white and black enamel Canon gas fired range cooker with six burner hob and matching extractor hood over.

UTILITY ROOM Rear aspect UPVC double glazed door with Velux rooflight in pitched roof with remote opening device; recessed led down lighters; grey slate tile effect vinyl flooring; granite effect laminate worktop over appliance space with the gas central heating boiler over.

STAIRS AND LANDING Dog leg timber built staircase with period balustrade and banister rail; original single

glazed leaded and stained glass side window; ceiling light fitting with ceiling coving and loft access hatch; picture rail; doors off to the bathroom, separate WC, and four bedrooms.

BEDROOM 1 16' 1" x 12' 11" (4.9m x 3.94m) Rear aspect curved bay with UPVC double glazing and curved radiator fitted under; ceiling light fitting with integral fan; wall light; a range of fitted wardrobe units on two walls with sliding doors including some mirrored panels and some wood laminate; fittings for wall mounted television.

BEDROOM 2 13' 9" x 13' 0" (4.19m x 3.96m) Front aspect curved bay with UPVC double glazing; ceiling

light fitting; coving and picture rail; pale wood laminate flooring; double radiator; range of pale wood laminate fitted wardrobe and storage units including dressing table unit fitted into bay.

BEDROOM 3 8' 6" x 9' 0" (2.59m x 2.74m) Front facing double glazed bay window; ceiling light fitting; picture rail; radiator; a range of pale wood laminate wardrobes and storage units including dressing table unit and make-up mirror with lights over.

BEDROOM 4 7' 3" x 9' 0" (2.21m x 2.74m) Rear aspect room with UPVC double glazed window; ceiling light fitting; picture rail; double radiator.



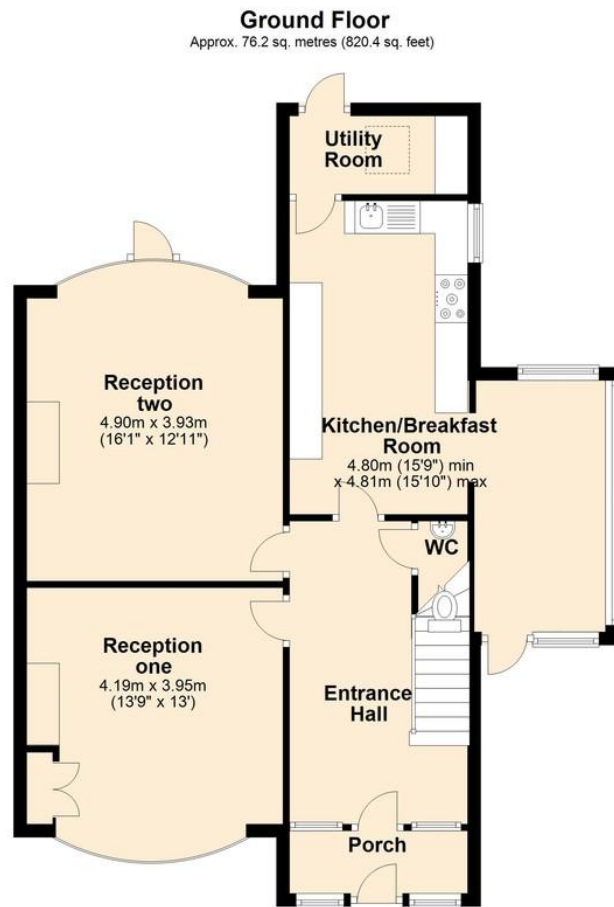


BATHROOM Side aspect double glazed window; recessed led spotlights; cream stone effect ceramic wall tiles and matching floor tiles; chrome ladder heated towel rail; white ceramic vanity hand washbasin with chrome fittings on pale wood laminate cabinet with central curved front glass doors; acrylic bath with wall mounted chrome mixer shower over and curved toughened glass screen; and wall mounted medicine cabinets with mirrored doors and light over.

SEPARATE WC Side aspect UPVC double glazed window; ceiling light fitting; walls half tiled in cream stone effect ceramic with matching vinyl floor; white ceramic suite comprising concealed cistern with low low-level WC; and wall mounted vanity hand washbasin with chrome fittings.

GARAGE Timber construction single detached garage with up-and-over door, side window and pedestrian entrance; and fluorescent light fitting with proximity switch.

EXTERNALLY A tarmac drive leads from the road with parking for up to three cars and access to the single detached garage. A timber gate leads to a rear enclosed garden with waney lap fencing; small grass area with mature shrubbery borders with standard trees and stone terrace; on the house wall are stainless-steel bulkhead lights and external electricity supply. A matching gate gives access to the side and front gardens with continuation of tarmac path to the front porch; the rest of the garden laid to grass with mature shrubbery borders and a clipped hedge boundary.



Measurements are approximate. Floor plans are not to scale and for illustrative purposes only.
Plan produced using PlanUp.

COUNCIL TAX BAND

Tax band E

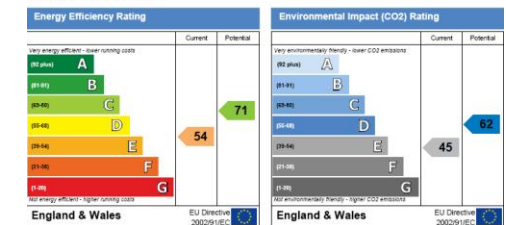
TENURE

Freehold

LOCAL AUTHORITY

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