



82 Adelaide Road, Bramhall

£585,000 Leasehold

FOUR BEDROOM DETACHED • WELL-PRESENTED THROUGHOUT • WEST-FACING GARDEN • VERSATILE ACCOMODATION
• CLOSE TO 'OUTSTANDING' SCHOOLS • WALKING DISTANCE INTO BRAMHALL VILLAGE



A fabulous four bedroom detached home boasting three reception rooms, a breakfast kitchen and four generous bedrooms. Positioned with a brilliant west-facing garden on the ever-popular 'Little Australia' estate close to the 'outstanding' Queensgate Primary School as well as Bramhall village and all its popular bars, restaurants and transport links.

Council Tax band: E

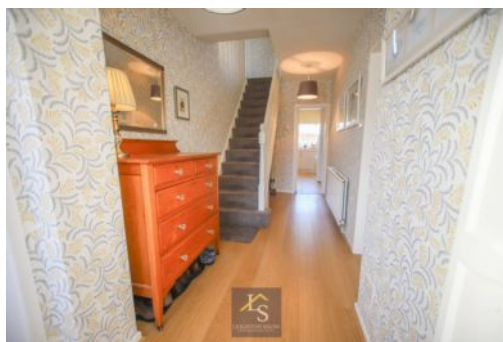
Tenure: Leasehold

EPC Energy Efficiency Rating: D

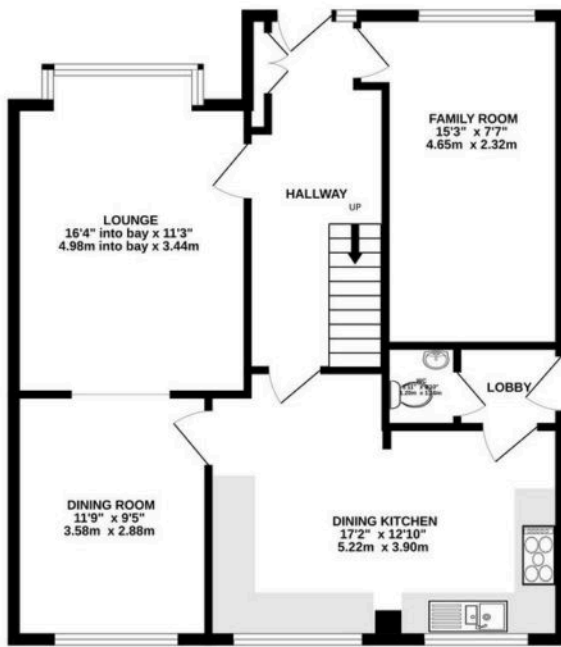
EPC Environmental Impact Rating:



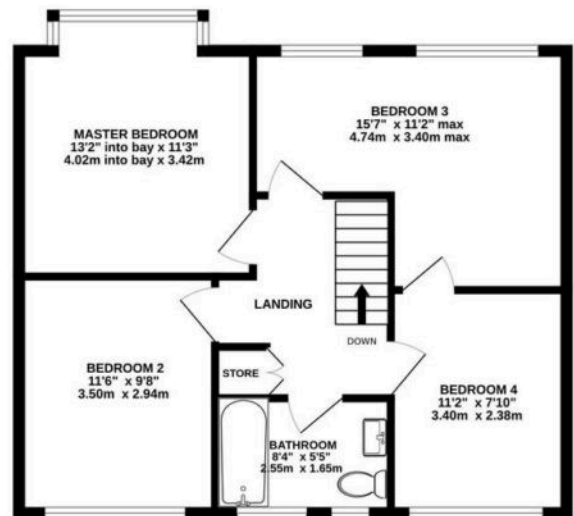
- › FOUR BEDROOM DETACHED
- › WELL-PRESENTED THROUGHOUT
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GROUND FLOOR
765 sq.ft. (71.1 sq.m.) approx.



1ST FLOOR
609 sq.ft. (56.6 sq.m.) approx.



TOTAL FLOOR AREA: 1374 sq.ft. (127.7 sq.m.) approx.

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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This wonderful family home boasts versatile accommodation over two floors. With three reception rooms that can adapt to individual family's needs as well as four bedrooms offering the option to interlink two of them. The three reception rooms are currently used as a living room opening into a dining room with the third being a separate space that has been used as a sitting room, 5th bedroom and music room/office over the years. The kitchen sits at the rear and is a great space with plenty of room for a table and chairs. Off the kitchen is a rear hall with a WC and side access out to the garden.

To the first floor the four bedrooms are all well-proportioned. The master sits at the front of the house with a lovely bay window and plenty of space for wardrobes and other bedroom furniture. Bedroom two runs across the front of the house with two windows providing excellent natural light. There is a door leading from this bedroom into the fourth bedroom at the rear, currently this door is not used but it offers the option. Bedroom three is also at the rear and is another good sized double. The family bathroom is a three piece suite comprising a 'p'-shaped bath with shower over, wash hand basin and WC. There is a loft accessed off the landing that offers a large boarded space with electrics and skylight.

Externally the rear garden is a good size with a paved patio leading to a lawn. Fully enclosed by wooden fencing with access down the side of the property via a wooden gate to the driveway at the front. The driveway provides parking for two cars.

