



27 Bramley Road, Bramhall

£650,000 Leasehold

FOUR BEDROOM DETACHED HOME • NO ONWARD CHAIN • BRAMHALL VILLAGE LOCATION • GENEROUS GARDEN •
SCOPE FOR EXTENSION subject to planning • INTEGRAL GARAGE • WIDE PLOT



A beautiful detached family home sitting in the heart of Bramhall village. With all the popular shops, restaurants and transport links on its doorstep this wonderful four bedroom home also benefits from a large plot with two driveways and beautiful gardens. Offering superb potential to extend and develop subject to planning, this property is offered for sale with no onward chain.

Council Tax band: E

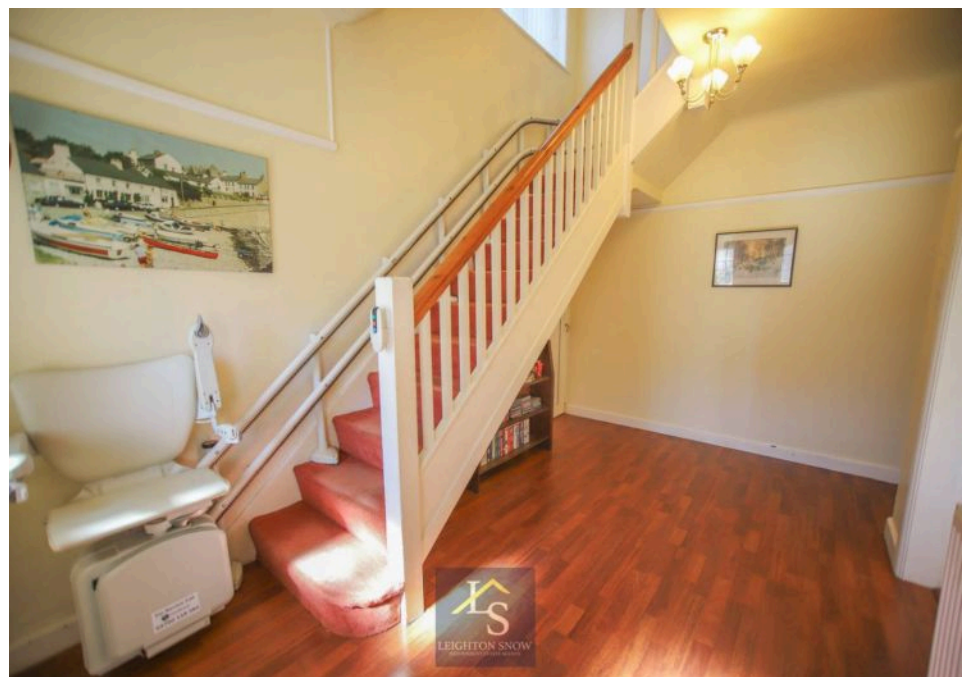
Tenure: Leasehold

EPC Energy Efficiency Rating: D

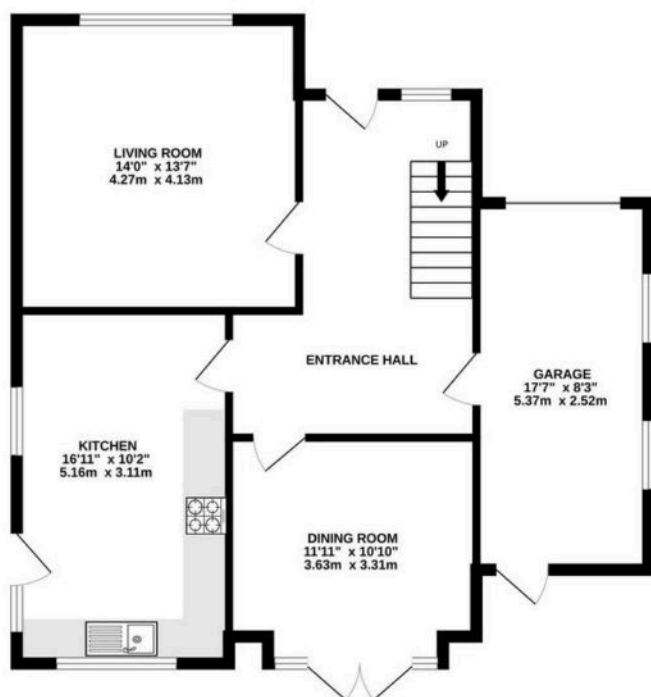
EPC Environmental Impact Rating:



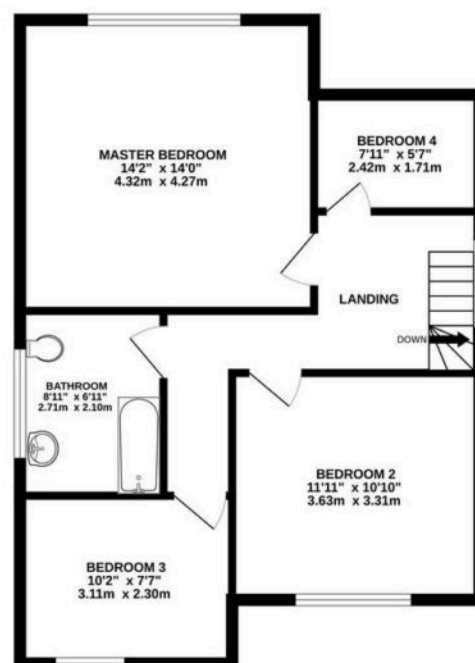
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GROUND FLOOR
793 sq.ft. (73.7 sq.m.) approx.



1ST FLOOR
618 sq.ft. (57.4 sq.m.) approx.



TOTAL FLOOR AREA: 1411 sq.ft. (131.1 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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Through the front door the entryway boasts a large hallway with turning staircase leading to the first floor. The living room is bright and spacious with a lovely bay window overlooking the front elevation. There is an additional reception room with a cosy window nook with door leading out to the garden at the rear of the property. The kitchen sits adjacent to the dining room and is a generous size hosting space for a large dining table along with views of the garden and access to the side of the property. Also on the ground floor is internal access to the garage from the entrance hall.

To the first floor there are two double bedrooms with an abundance of space as well as two single bedrooms. The master sits at the front of the house with a lovely bay window, whilst bedrooms two and three benefit from views over the private gardens at the rear. The family bathroom is a large space with a three piece suite comprising of bath, WC and hand wash basin.

Externally the plot is spectacular. The rear garden is well-maintained and holds its privacy within the mature borders. At the front, there is a driveway either side of the house hosting excellent off-road parking. A charming rockery boasts flowers giving the property a real character charm.

PROPERTY MISDESCRIPTIONS ACT 1991 For clarification, Leighton Snow Agents wish to inform prospective purchasers, that we have not carried out a detailed survey, nor have we tested any of the appliances or heating system and cannot give any warranties as to their full working order. Purchasers are advised to obtain independent specialist reports if they have any doubts. All measurements are approximate and should not be relied upon for carpets or furnishings.



