

34 Canberra Road, Bramhall

£425,000 Leasehold

THREE BEDROOM SEMI-DETACHED • QUIET CUL-DE-SAC WITH PLAYING FIELDS ADJACENT • CATCHMENT FOR THE 'OUTSTANDING' QUEENSGATE PRIMARY SCHOOL • WELL-PRESENTED THROUGHOUT • CHARMING GARDEN WITH PERGOLA • CLOSE TO BRAMHALL VILLAGE AND SUPERB TRANSPORT LINKS



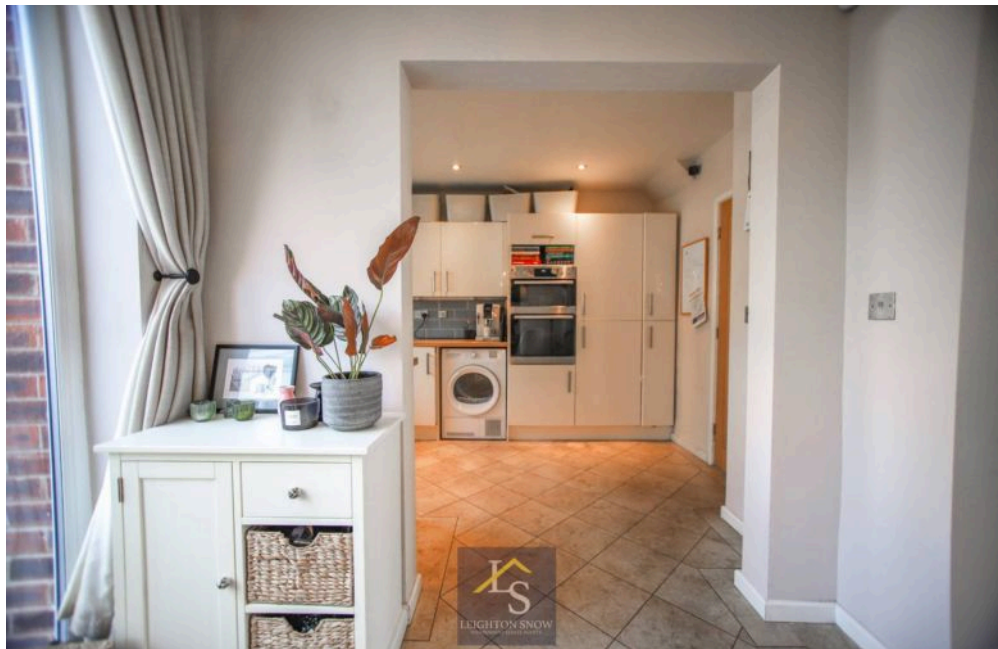
A beautiful three bedroom semi-detached home sitting on a quiet cul-de-sac with playing fields at the end. Offering open-plan living and beautifully presented throughout, this lovely home is suited to a range of buyers from families to first time buyers to down-sizers, it is a brilliant house in a brilliant location.

Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: C

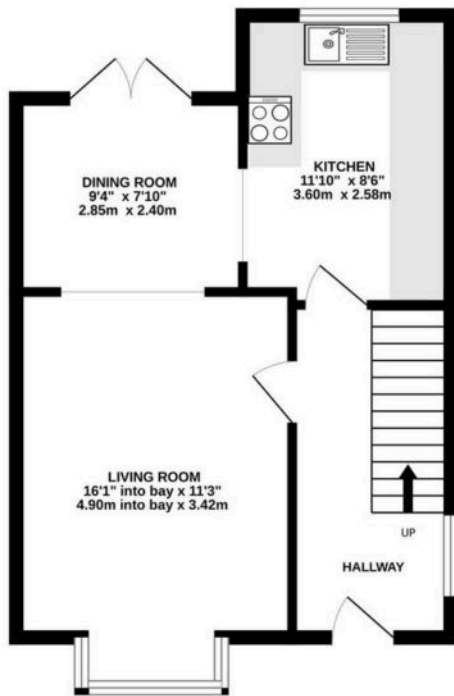
EPC Environmental Impact Rating: D



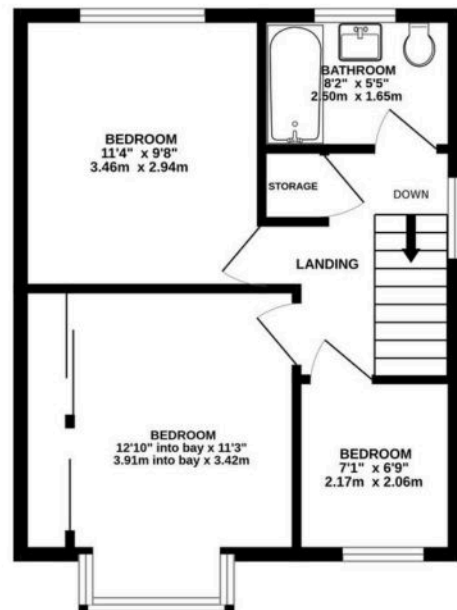
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GROUND FLOOR
427 sq.ft. (39.6 sq.m.) approx.



1ST FLOOR
398 sq.ft. (37.0 sq.m.) approx.



TOTAL FLOOR AREA : 825 sq.ft. (76.7 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 home sits on the ever-popular 'Little Australia' estate in Bramhall village. Close to the popular shops and restaurants in the village as well as excellent transport links including Bramhall Train Station, A555, A34 and Manchester Airport. The house sits behind a large driveway and welcomes you in with a light entrance hall. The dining kitchen sits at the foot of the hallway and leads round into the living room. The living room is a lovely space with large bay window and a contemporary fireplace. The living room opens seamlessly into the dining kitchen that spans the width of the property. The kitchen itself comprises modern cupboards and drawers with integrated appliances. There are patio doors leading out to the rear garden.

To the first floor there are three bedrooms comprising of two doubles and a single, and a family bathroom. The family bathroom is a modern suite having been installed in 2024 and comprises WC, wash hand basin and bath with shower over. The master bedroom offers fitted wardrobes providing excellent storage, and further storage is found via an integral cupboard on the landing.

The rear garden is a lovely space being primarily laid to lawn with a stunning pergola that sits over a composite deck. This is a truly charming spot to sit and relax. The garden is enclosed by wooden fencing and mature borders, with space down the side leading to a shed. Access can be found through to the driveway at the front of the house.



