



## 17 Delfur Road, Bramhall

**£495,000 Leasehold**

FOUR BEDROOM DETACHED • WEST-FACING GARDEN • THREE RECEPTION ROOMS • CONTEMPORARY BATHROOM  
FITTED IN 2024 • EXCELLENT LOCATION CLOSE TO BRAMHALL VILLAGE AND TRAIN STATION • CLOSE TO SOUGHT-AFTER  
SCHOOLS



A fabulous family home sitting on Bramhall's hugely popular 'Dairyground Estate', positioned close to sought-after schools and within easy reach of Bramhall village and train station. Offering modern and well-presented accommodation throughout, this lovely home is ready to move straight into and further benefits from a low-maintenance west-facing garden and a large driveway and car-port to the front.

Council Tax band: E

Tenure: Leasehold

EPC Energy Efficiency Rating: C

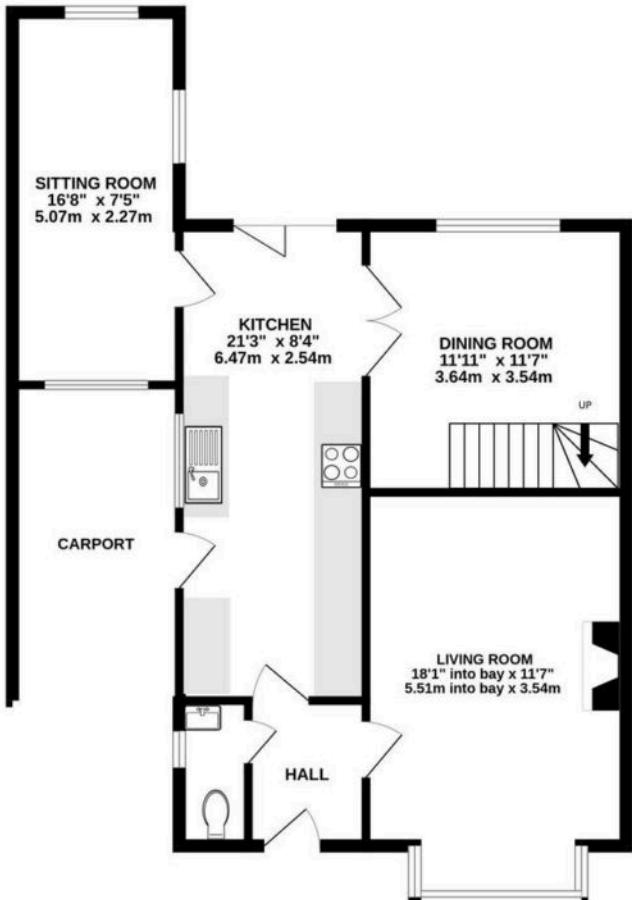
EPC Environmental Impact Rating:



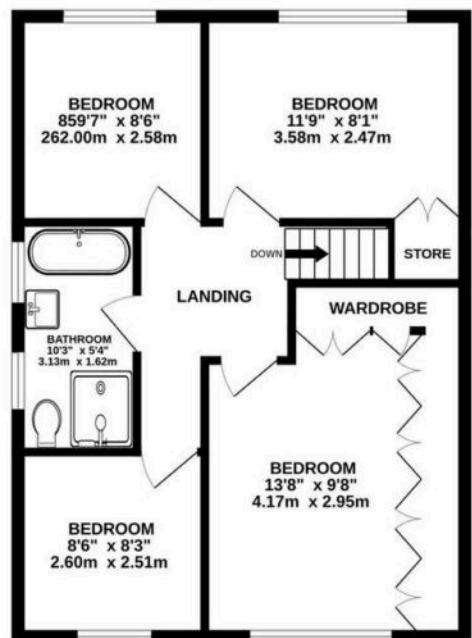
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GROUND FLOOR  
793 sq.ft. (73.7 sq.m.) approx.



1ST FLOOR  
553 sq.ft. (51.4 sq.m.) approx.



TOTAL FLOOR AREA : 1346 sq.ft. (125.1 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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A brilliant two/three bedroom detached bungalow on this sought-after Woodford cul-de-sac with stunning open views at the rear. Sitting on a generous plot with a beautiful rear garden and benefitting from a detached garage. Offering a spacious and versatile layout this bungalow suits a range of buyers from those looking to downsize to those looking to extend and develop, subject to planning.

This lovely bungalow sits back from the road behind a generous driveway with mature hedging offering a private screening. A detached garage sits to the side of the bungalow and is positioned at the foot of the driveway. A gate between the bungalow and garage provides access to the beautiful rear garden where your eye is immediately drawn out to the open-aspect across the adjacent fields, providing a calm and quiet setting with the feel of a rural retreat. The garden is mainly laid to lawn with well-stocked wild flower borders and a paved patio running across the back of the bungalow. Internally the bungalow offers a versatile layout and is currently set up as three bedrooms and two reception rooms. Two bedrooms sit on the ground floor and both offer fitted wardrobes whilst the converted loft offers a great occasional space and is currently utilised as the third bedroom. There is a WC in the loft space too and a charming landing area with a Velux window. Back to the ground floor the reception rooms sit at the rear making the most of the uninterrupted views. The kitchen opens into one of these reception room and provides a large open-plan room with space for dining, relaxing and eating. The family bathroom sits off the hallway and is a four piece suite with bath, shower, WC and wash hand basin. The entrance hallway benefits from a utility space providing a handy area for the washing machine and drier.

*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.*



