



42 Ladythorn Road, Bramhall

OFFERS OVER £875,000 Leasehold

DETACHED HOME DATING BACK TO 1938 • LARGE SOUTH-WEST FACING GARDEN • SUBSTANTIAL PLOT • ONE OF BRAMHALL'S MOST SOUGHT-AFTER ROADS • BURSTING WITH CHARACTER CHARM • INTEGRATED GARAGE • NO ONWARD CHAIN



A beautiful 1930's detached home bursting with character, charm and space. The property is positioned on a substantial plot with south-west facing gardens on one of Bramhall's most sought-after roads. This remarkable family home offers immaculate accommodation that has been loved by its current owners for nearly 50 years. Offering a buyer a wealth of opportunity to extend and develop, subject to planning, the property is offered for sale with no onward chain.

Council Tax band: G

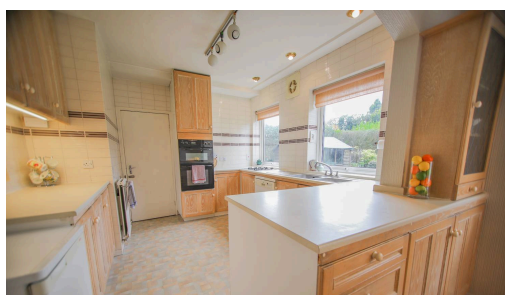
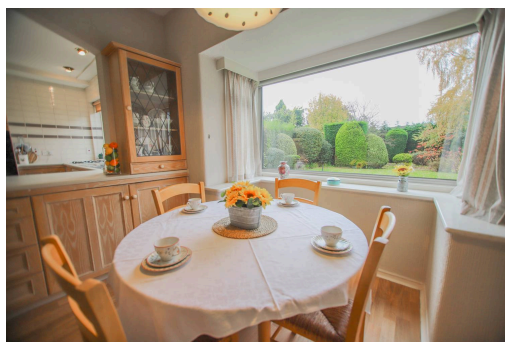
Tenure: Leasehold (999years from 1938)

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating:



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GROUND FLOOR
1054 sq.ft. (98.0 sq.m.) approx.



1ST FLOOR
918 sq.ft. (85.3 sq.m.) approx.



TOTAL FLOOR AREA: 1973 sq.ft. (183.3 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 fabulous home is a marvellous example of a 1930's detached home with large room proportions, high ceilings and commanding kerb appeal. Positioned behind mature hedging and a sweeping driveway sitting alongside a charming lawn. A large porch leads into the beautiful entrance hall setting the characterful tone of the home with picture rail, exposed beams and a turning staircase. A reception room sits to either side of the hallway and an open-plan dining kitchen runs across the rear with stunning views over the rear garden. The living room is a light and spacious dual-aspect room with inglenook fireplace and doors leading out to the rear garden. The dining room is another generous space with a serving hatch into the kitchen showcasing the properties history. A utility room sits off the kitchen and leads into the integral garage, and a WC is positioned off the entrance hall.

To the first floor there are four well-proportioned bedrooms and a family bathroom with a separate WC sitting adjacent. Off bedrooms two and four is a quirky storage room that sits within the eaves and provides a super space that could be converted to a fabulous en-suite or dressing room. Although dated, and in need of cosmetic updating, this is a beautiful family home. There is also superb opportunity to develop the property into a larger family home due to its sizeable plot and location, subject to planning.

The gardens are beautiful and offer a truly private aspect with mature trees and hedging providing a leafy backdrop. The rear garden is mainly laid to lawn with a covered patio sitting off the living room. The property benefits from an original lease of 999 years from 1938, with the option to purchase the freehold (this would be a separate transaction to the sale of this leasehold property).

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.





