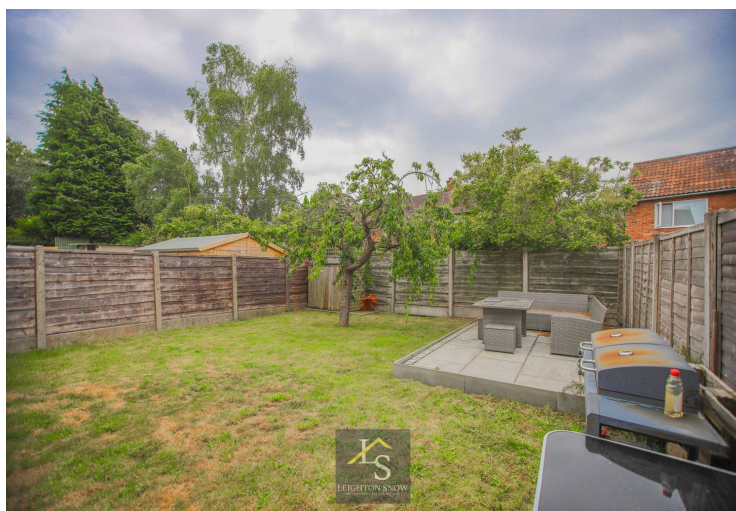




112 Rushton Drive, Bramhall

£260,000 Freehold

TWO DOUBLE BEDROOMS • GENEROUS DRIVEWAY FOR OFF-ROAD PARKING • SOUTH FACING GARDEN • CLOSE BY LOCAL SHOPS AND AMENITIES • WALKING DISTANCE TO BRAMHALL PARK

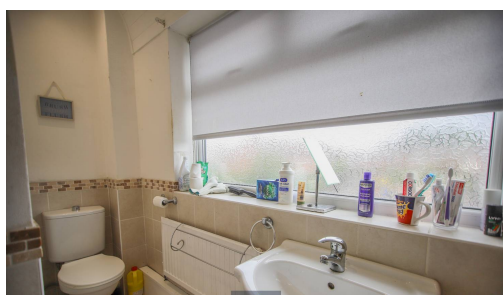


Council Tax band: B

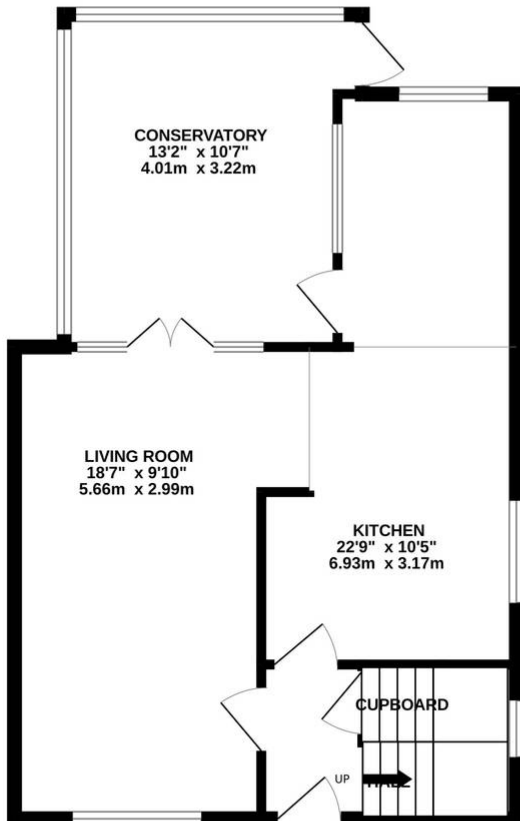
Tenure: Freehold



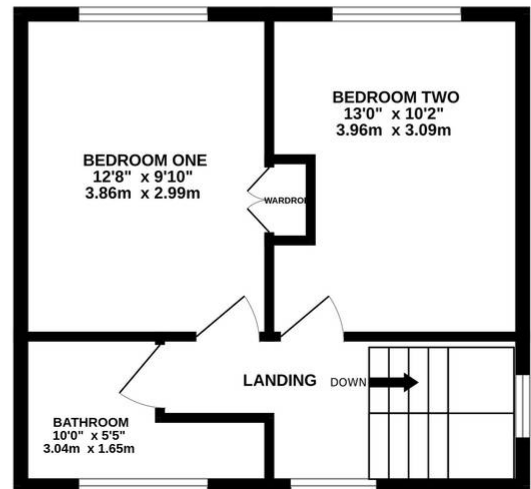
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GROUND FLOOR
588 sq.ft. (54.6 sq.m.) approx.



1ST FLOOR
371 sq.ft. (34.5 sq.m.) approx.



TOTAL FLOOR AREA : 959 sq.ft. (89.1 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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This well-proportioned two bedroom end terraced house offers an ideal opportunity for first-time buyers, small families, or those looking to downsize without compromising on space or location. Situated in a sought-after residential area, the property is within easy reach of local shops, amenities, and highly regarded schools, as well as being within walking distance to the picturesque Bramhall Park, making it perfectly positioned for convenience and leisure.

Upon entering the property, you are greeted by a spacious entrance hallway leading to the principal rooms within the property. To the front of the property, there is a spacious and neutrally decorated living room that provides a comfortable setting for relaxation and entertaining guests. Adjacent to this, the modern fitted kitchen is thoughtfully designed with ample storage, integrated appliances, and generous workspace, making it ideal for every-day cooking and dining. There is a conservatory to the rear of the property, boasting an additional and highly versatile living space, adorned with natural light and views over the garden.

Upstairs, there are two well-proportioned double bedrooms, both benefiting from large windows that allow natural light to fill the rooms, creating a bright and airy atmosphere. The bathroom features a contemporary suite with quality fixtures and fittings currently comprised of a W/C, a bath with a shower over, and a wash-hand basin.

Externally to the rear, there is a generous south facing garden, allowing for al-fresco dining during the summer on the patio, along with a well-maintained lawn area. The generous driveway to the front of the property provides valuable off-road parking for multiple vehicles, a rare and sought-after feature in this area.

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.

