

## 37 Dairyground Road, Bramhall

£450,000 OFFERS IN EXCESS OF £450,000 Freehold

THREE BEDROOM DETACHED • LARGE MODERN SHOWER ROOM AND GROUND FLOOR WC • WELL-PRESENTED THROUGHOUT • CAR-PORT • GARAGE • WEST-FACING GARDEN • SHORT COMPLETE ONWARD CHAIN





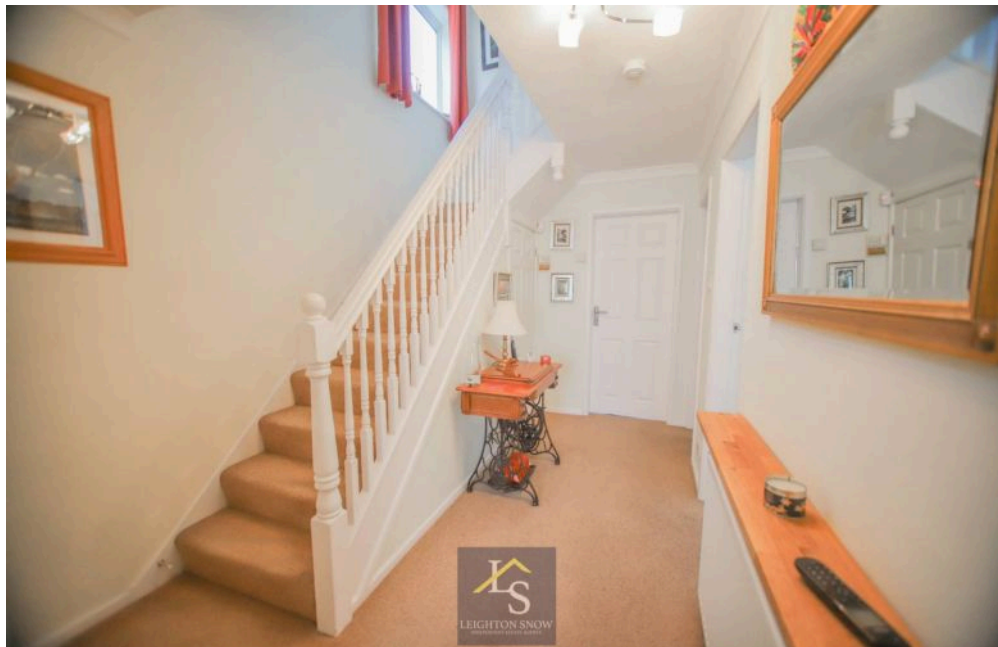
A fantastic three bedroom detached home sitting at the Ladythorn Road end of Dairyground Road, close to Bramhall Train Station and Bramhall Village. Boasting well-presented accommodation with three generous bedrooms, a large shower room, two reception rooms plus a charming conservatory overlooking the west-facing garden, modern kitchen and ground floor WC. Externally a covered car-port and garage provide additional storage options.

Council Tax band: E

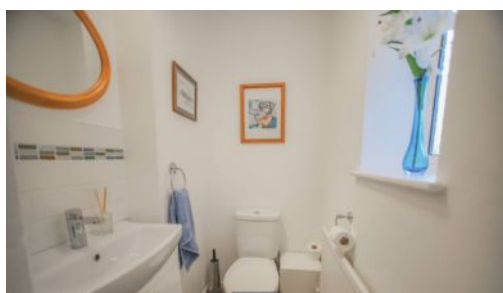
Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E



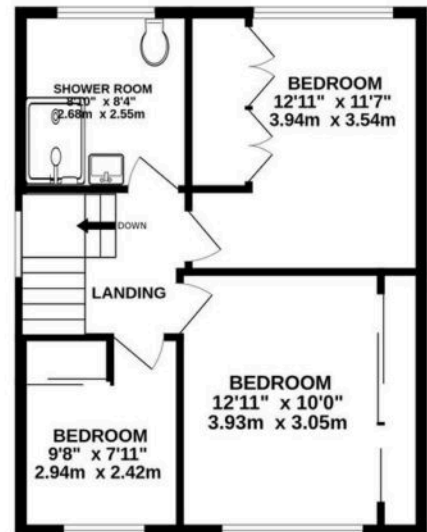
- THREE BEDROOM DETACHED
- LARGE MODERN SHOWER ROOM AND GROUND FLOOR WC
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GROUND FLOOR  
1133 sq.ft. (105.3 sq.m.) approx.



1ST FLOOR  
515 sq.ft. (47.8 sq.m.) approx.



TOTAL FLOOR AREA : 1648 sq.ft. (153.1 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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Sit behind a newly laid driveway (2025) with a covered car-port extending down the side of the house, there is a detached single garage positioned in the west-facing rear garden. At the front a covered porch leads into an entrance vestibule which opens up into a welcoming hallway. The hallway provides access to the two reception rooms, the breakfast kitchen and a WC. The two reception rooms comprise of a large living room with bay window and fireplace positioned at the front of the house, and a dining room at the rear that opens into a beautiful conservatory with views and access over the garden. The kitchen sits at the foot of the hallway and provides modern white high-gloss cupboards and doors with a peninsular allowing space for eating. A boiler cupboard houses the 'Worcester' boiler and provides additional pantry-style storage, together with more storage via an under stairs cupboard. The ground floor is completed by a WC. To the first floor there are three well-proportioned bedrooms comprising of two doubles and a single, all offering integrated wardrobes. The shower room is a real show-stopper boasting a generous space with a large walk-in shower, wash hand basin and WC set within a wall of built-in cabinetry.

*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.*

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