



## 16 Fords Lane, Bramhall

£525,000 Leasehold

WALKING DISTANCE TO BRAMHALL VILLAGE • HIGHLY SOUGHT AFTER BRAMHALL LOCATION • POTENTIAL TO EXTEND SUBJECT TO PLANNING • NO ONWARD CHAIN • BEAUTIFULLY MAINTAINED THROUGHOUT • LARGE DETACHED GARAGE



Council Tax band: D

Tenure: Leasehold

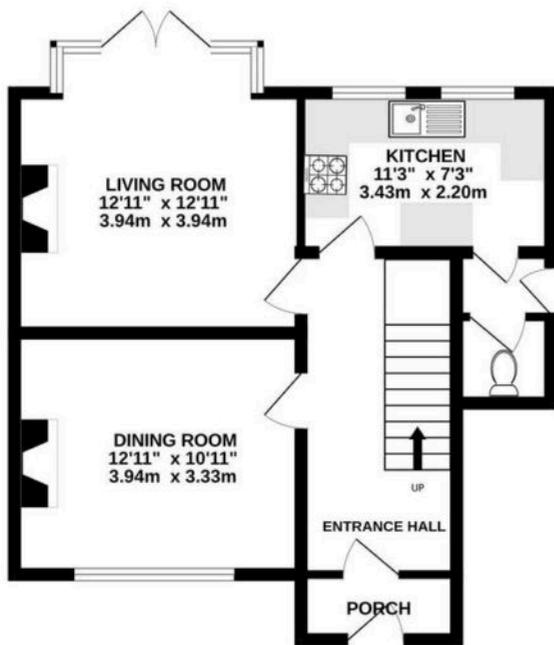
EPC Energy Efficiency Rating: D



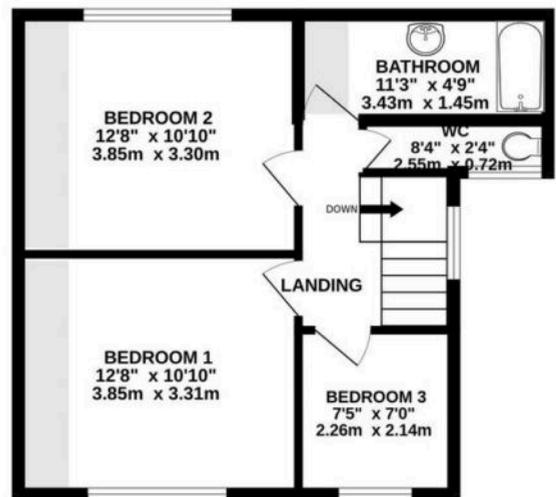
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GROUND FLOOR  
520 sq.ft. (48.3 sq.m.) approx.



1ST FLOOR  
456 sq.ft. (42.4 sq.m.) approx.



TOTAL FLOOR AREA : 976 sq.ft. (90.7 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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Coming to the market, for the first time in over 70 years, this wonderful semi-detached property offers an excellent opportunity for buyers searching for a property in need of modernisation. This beautifully maintained three bedroom home is situated in a highly sought after Bramhall location, within easy walking distance of Bramhall Village. Presented in immaculate condition throughout, this home features wonderful period features and offers a warm and welcoming environment. Throughout the property, attention to detail is evident in the quality of the finishes and the care taken in its upkeep.

Upon entering, you are greeted by a spacious hallway seamlessly connecting to the main living areas. To the downstairs of the property, both of the reception rooms are generously proportioned, offering ample space for both relaxing or entertaining guests. The rear reception room in the property is adorned with natural light, entering via the double doors overlooking the well-manicured garden. The kitchen is well appointed with a range of contemporary units and integrated appliances, providing both functionality and style for every-day living. To the rear of the property adjacent to both the kitchen and rear reception room, there is potential to extend subject to planning, allowing for a fabulous open-plan dining kitchen area.

Upstairs, the property boasts three well proportioned bedrooms. Both the master bedroom and second bedroom, boast fitted wardrobes, offering ample storage space, with the third bedroom is currently fitted out as an office. The upstairs layout currently comprises of a bathroom space with fitted storage units, a bath with electric shower and a sink. Adjacent to this, is a separate toilet area, allowing space for a fantastic family bathroom following potential renovations.

Externally, the property offers a detached garage providing plentiful storage space. Additionally, to the back of the garden, there is a cosy summer house, providing a wonderful space for relaxation. The garden is a marvellous space primarily laid to lawn and enclosed by herbaceous borders and mature trees providing a lovely and private aspect.

This property offers a fabulous opportunity and is a rare find in the market.

*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.*

