



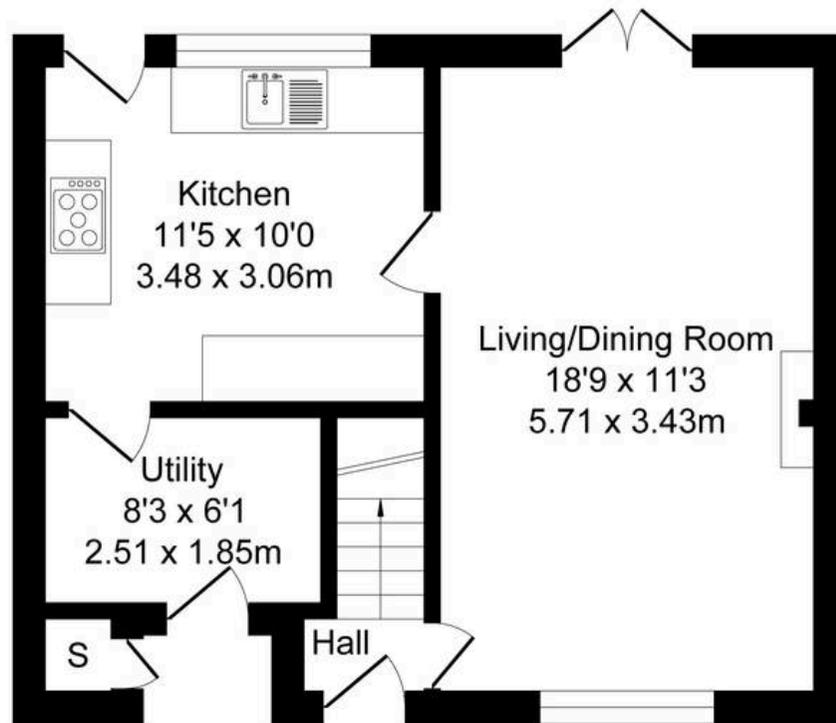
121 Rushton Drive, Bramhall – SK7 3LD  
£295,000



# Rushton Drive, Bramhall

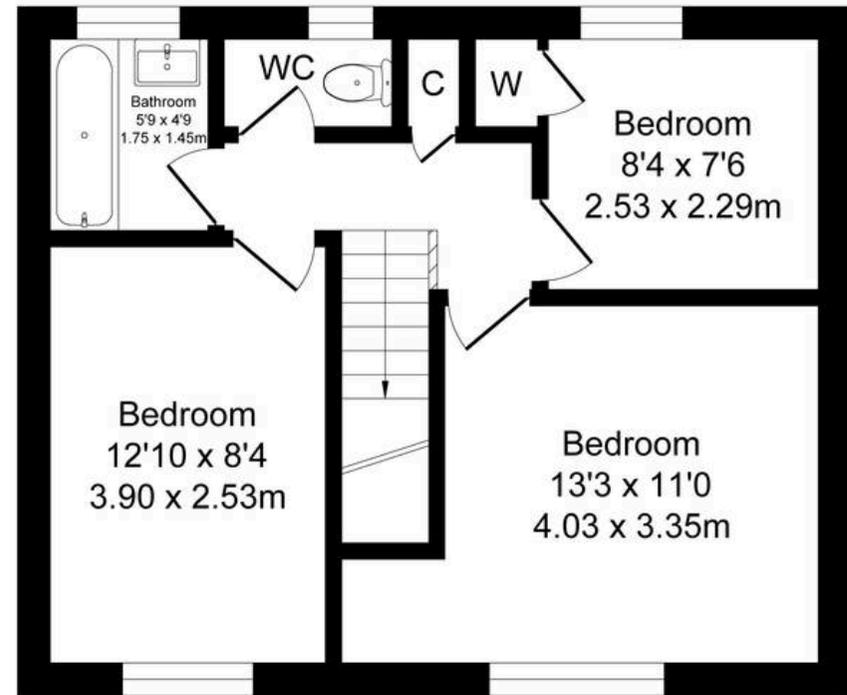
## Total Approx. Floor Area 852 Sq.ft. (79.1 Sq.M.)

Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



Ground Floor

Approx. Floor Area  
418 Sq.Ft  
(38.8 Sq.M.)



First Floor

Approx. Floor Area  
434 Sq.Ft  
(40.3 Sq.M.)





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## Description

This WELL PRESENTED 3 BEDROOM HOME is located in a POPULAR BRAMHALL LOCATION offering easy access to SCHOOLS, SHOPS & TRANSPORT LINKS  
- The property has a LARGE LOUNGE DINER + MODERN KITCHEN & SEPARATE UTILITY ROOM - Upstairs 3 BEDROOMS plus a STYLISH BATHROOM and SEPARATE WC - Front & Rear GARDENS

We are delighted to offer for sale this well-presented **three-bedroom mid-terrace home**, ideally positioned in a popular residential area of **Bramhall**. Located close to **Bramhall Park**, Rushton Drive is a firm favourite with a wide range of buyers thanks to its convenient access to local shops, reputable schools and excellent transport links.

To fully appreciate the style, space and layout on offer, we strongly recommend viewing the property. In the meantime, please take time to review the photographs and floorplans.

The accommodation is arranged over two floors. The ground floor features a spacious **lounge/diner**, extending from the front to the rear of the property. This bright and welcoming room benefits from a front-facing window, **double doors opening onto the rear garden**, and an attractive feature fireplace.

Adjacent is the **modern fitted kitchen**, finished in a shaker style and offering a good range of units with space for appliances. A rear-facing window provides views over the garden, and there is also a door leading outside. The kitchen leads through to a useful **separate utility room**, ideal for laundry, additional appliances and storage. The utility space in turn provides access to a front recess/porch area and an additional storage facility.

To the first floor, there are **three bedrooms**, with two positioned to the front and one overlooking the rear. The property also offers a stylish bathroom suite with a bath and shower over (see photos), a **separate WC**, and further built-in storage. Completing the accommodation is a **partially boarded loft space**.

Externally, the property enjoys a front garden with a pathway leading to the entrance. To the rear is a **good-sized enclosed garden**, mainly laid to lawn, providing an excellent outdoor space for families and entertaining.

## IMPORTANT INFORMATION

**Tenure:** Freehold

We use various photo editing services to enhance the photos of the property, including virtual staging (to show an empty property with furniture) and item removal services. This is done to assist house hunters in understanding the space, layout and potential style of the home without the owners' belongings, which would not remain at the property on completion. Any digitally altered, virtually staged or edited images are for illustrative purposes only and must not be relied upon as an accurate representation of the property's current condition, contents, fixtures, fittings or final appearance.

Appliances and services have not been tested, including (but not limited to) heating, water, electrical, plumbing, drainage, alarms, and any other mechanical or electrical installations. No warranty or representation is given as to their condition or working order. Purchasers are advised to obtain independent professional verification and carry out their own inspections prior to exchange of contracts.

All measurements, dimensions and floor areas are approximate and provided for guidance only. Where measurements are stated, they are likely to represent the maximum room dimensions unless otherwise specified. Any reference to area has been calculated using floor plan software and is for indicative purposes only. Buyers must not rely on any stated measurements or floor areas for valuation, mortgage, legal, or purchasing purposes, and should satisfy themselves as to accuracy by inspection and/or professional survey.

**Important / Material Information:** When viewing this property online, please locate and click the link, tab or call-to-action (CTA) labelled **"Material Information"** or **"Important Information"**, as it contains material information relevant to the property, its position and surroundings. This may include (but is not limited to) tenure, title information, local planning applications, schools, transport links and flood risk. Some websites may remove, rename, truncate or display this information incorrectly. If the link is not visible, unavailable, or you are viewing these particulars in printed form, you must contact our office to request access prior to viewing and/or making an offer. It is the responsibility of any buyer to ensure they have read and understood this information before proceeding.

Whilst every effort is made to ensure the accuracy of these particulars, they may be produced, reproduced or displayed by third-party websites and platforms over which we have no control. As a result, information, links, formatting or wording may be altered, omitted or displayed incorrectly. We cannot accept responsibility for any inaccuracies arising from third-party reproduction. Prospective purchasers are therefore advised to refer to the full property details provided directly by our office and to raise any queries prior to viewing or offering. We strongly advise any prospective buyer to consult with their solicitor and to obtain an independent survey or specialist reports before entering into any agreement to purchase, and prior to exchange of contracts.

EPC Rating: C



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