



## 2 Sycamore Lodge, 43 Dairyground Road

£235,000 Leasehold

TWO LARGE DOUBLE BEDROOMS • GROUND FLOOR WITH PRIVATE PATIO AREA • POSITIONED AT THE REAR OF THE BUILDING • NO ONWARD CHAIN • 0.4 MILE WALK TO BRAMHALL TRAIN STATION • HALF A MILE TO BRAMHALL VILLAGE



A super two double bedroom apartment situated on the ground floor of this popular complex. Located minutes from local shops as well as being less than half a mile to Bramhall Train Station and Bramhall Village, this fabulous apartment is perfectly positioned and is offered for sale with NO ONWARD CHAIN.

Council Tax band: B

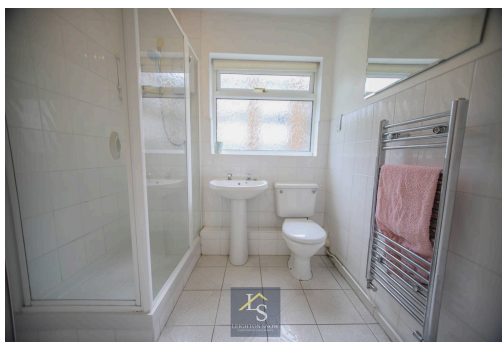
Tenure: Leasehold

EPC Energy Efficiency Rating: C

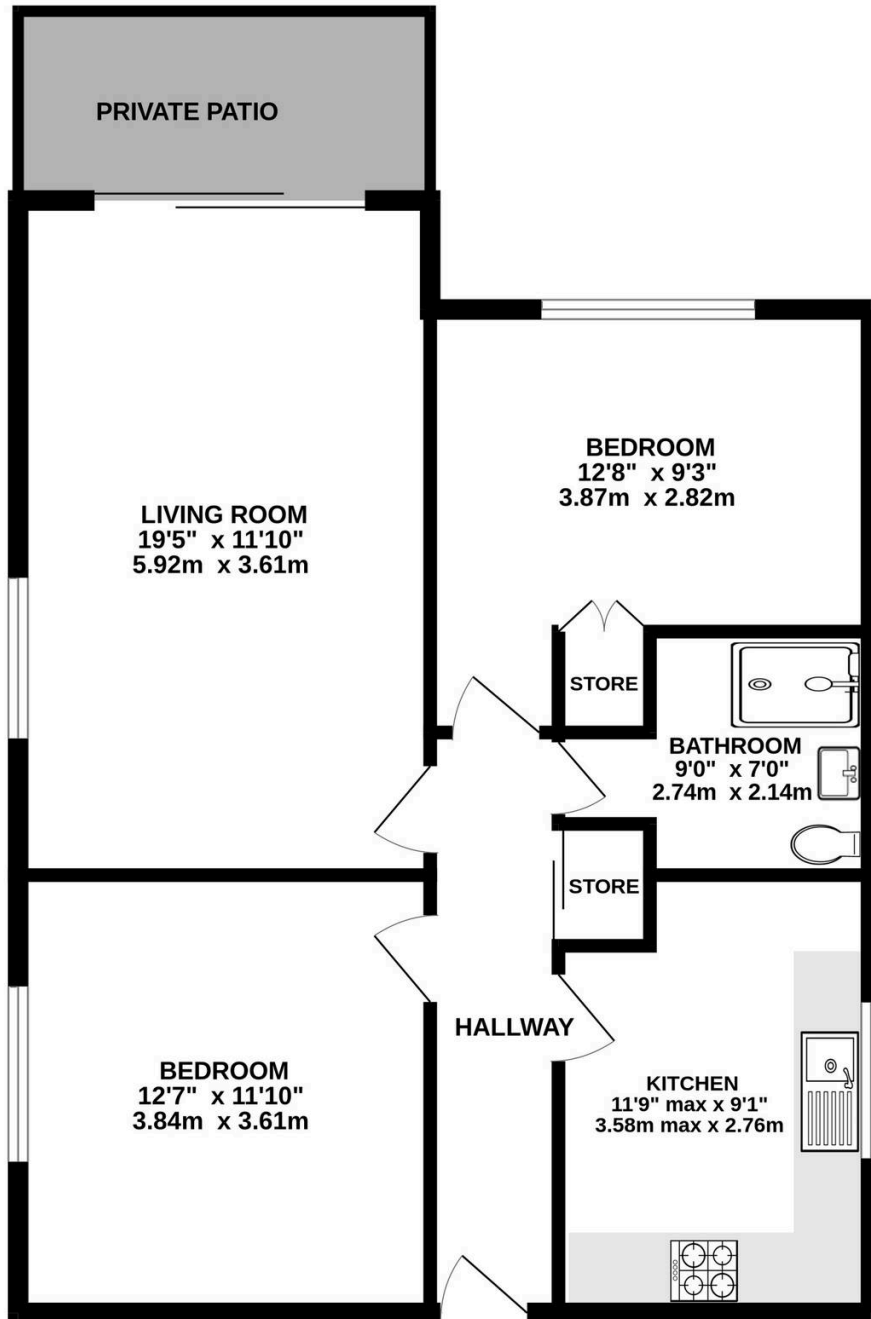
EPC Environmental Impact Rating: C



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GROUND FLOOR  
746 sq.ft. (69.3 sq.m.) approx.



TOTAL FLOOR AREA : 746 sq.ft. (69.3 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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Sycamore Lodge is one of three apartment buildings sitting along Daiyrgound Road in Bramhall. Manicured gardens sit around the property where residents benefit from the shared outdoor space comprising lawns and mature hedging. This particular apartment is positioned on the ground floor and benefits from direct access out to the gardens, with its own private patio space. Another bonus is the single garage situated in the car parking area. The apartment is located at the rear of the building allowing for a more private feel. The communal entrance hall welcomes you in with an apartment to the right and left. Walking through another door to a separate hallway area, you'll find the communal door to the gardens alongside the private apartment entrance. Internally the apartment is well-maintained with modern kitchen and bathroom, although would benefit from some cosmetic updating. There are two double bedrooms, one of which boasts fitted storage. Further storage can be found off the hallway with a cloaks cupboard. The living room sits at the rear with dual aspect windows and patio doors leading out to the private patio and communal gardens beyond. The kitchen is a good size and boasts modern cupboards and drawers with integrated appliances including gas hob, dishwasher, and double oven. The bathroom is a three piece white suite comprising walk-in shower, WC and wash hand basin.

This brilliant apartment is a blank canvas and offers buyers the opportunity to put their own stamp on it without having to undergo any major works. Its chain free position allows for a speedy transaction, and it suits a range of buyers from buy to let investors and first time buyers to those looking to downsize.

*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.*

