

92 Northcote Road, Bramhall

£850,000 Freehold

IMMACULATE AND STYLISH DETACHED HOME • PRIVATE SOUTH-FACING GARDEN • GERMAN DESIGNER KITCHEN •
 PLANNING TO EXTEND OVER THE GARAGE TO CREATE A LARGE MASTER SUITE • 0.5 MILES TO BRAMHALL TRAIN STATION •
 SCHOOL CATCHMENT FOR POWNALL GREEN PRIMARY SCHOOL • HIGH-SPECIFICATION FINISH THROUGHOUT



Welcome to this impeccably presented 4-bedroom detached house, a stunning example of premium living in a highly sought-after location. This immaculate and stylish detached home boasts a private south-facing garden, perfect for enjoying the outdoors in a secluded setting.
Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

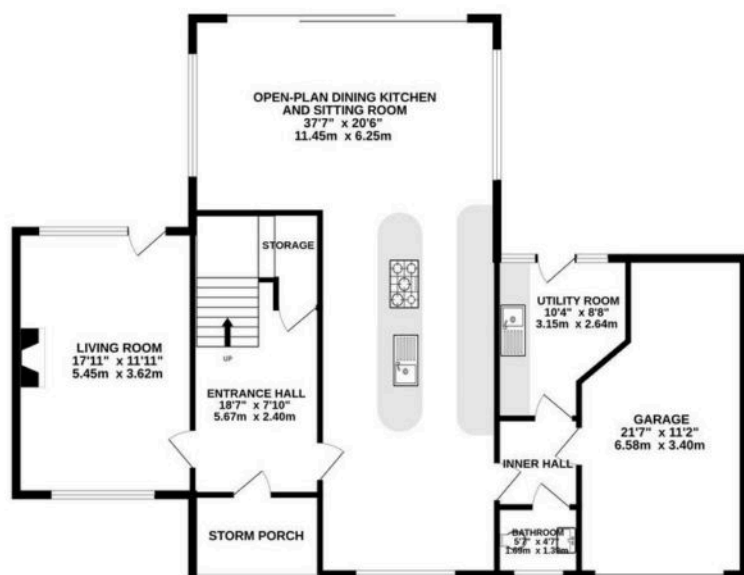
EPC Environmental Impact Rating:



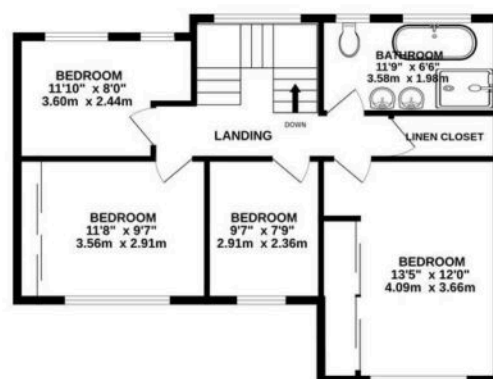
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GROUND FLOOR
1329 sq.ft. (123.5 sq.m.) approx.



1ST FLOOR
665 sq.ft. (61.8 sq.m.) approx.



TOTAL FLOOR AREA : 1994 sq.ft. (185.3 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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Step inside this residence to discover a German designer kitchen warmed by underfloor heating and sitting under Correan worktops exuding elegance and functionality, making it the heart of the home. The high-specification finish throughout the property is a testament to the quality and attention to detail that has gone into every aspect of its design.

Conveniently located just 0.5 miles from Bramhall Train Station, commuting is made easy for residents who require access to nearby areas including direct links into Manchester City Centre. Additionally, this property falls within the school catchment area for the highly regarded Pownall Green Primary School, making it an ideal choice for families seeking top-quality education for their children.

Whether you are entertaining guests or enjoying a quiet evening in, this wonderful family home offers the perfect setting for every occasion. The seamless flow between the living spaces creates an inviting atmosphere that is both welcoming and sophisticated, ideal for modern living. Austrian triple-glazed windows provide the home with warmth and boast impressive features with their large proportions and in-part orange trim. The property offers a unique opportunity with planning permission in place to extend over the garage, allowing for the creation of a large master suite that promises luxury and comfort. This thoughtful addition will further enhance the living space and elevate the home to a luxurious five bed.

This 4-bedroom detached home is a testament to luxury living, with its exquisite design, convenient location, and high-quality finishes setting it apart as a truly exceptional property. Don't miss this opportunity to make this premium residence your own.

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.



