



34 West Park Road, Bramhall

£530,000 Freehold

BEAUTIFUL THREE BEDROOM SEMI-DETACHED • STUNNING GARDEN WITH PRIVATE ASPECT • DEATCHED TANDEM GARAGE WITH ELECTRICS AND WATER • LARGE DRIVEWAY • OPEN-PLAN DINING KITCHEN • WELL-PRESENTED THROUGHOUT



This wonderful three bedroom semi-detached home sits on a large plot with beautiful mature gardens with a wonderfully private aspect. Offering plenty of character with high ceilings and intricate cornicing, the property boasts plenty of space with the addition of a detached tandem garage with its own electrics and water laid on, providing endless options for use. Council Tax band: D

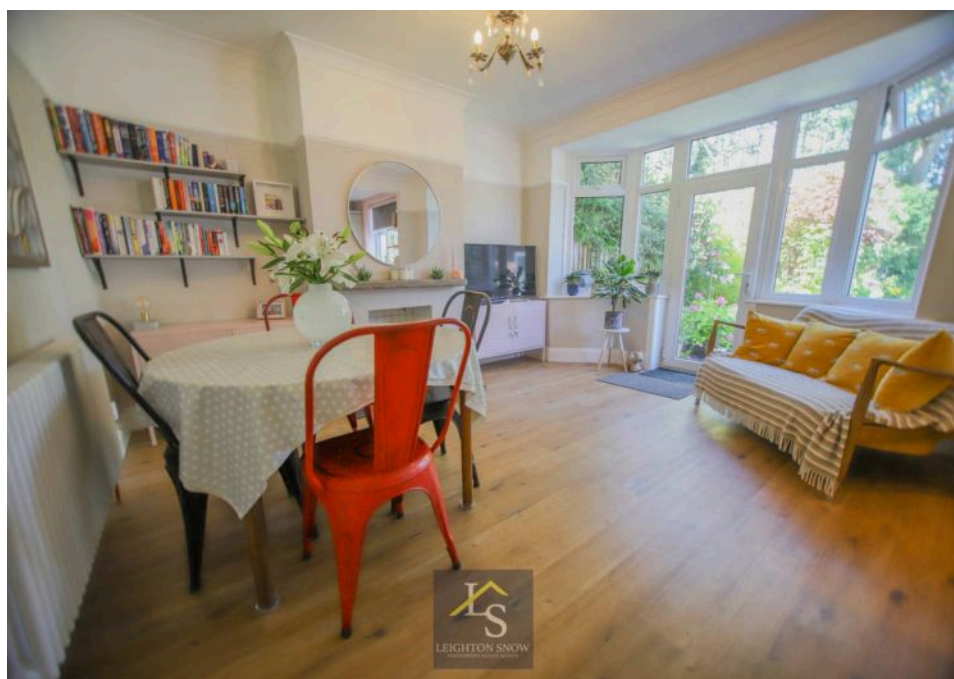
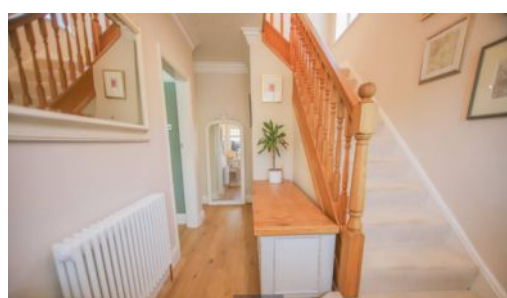
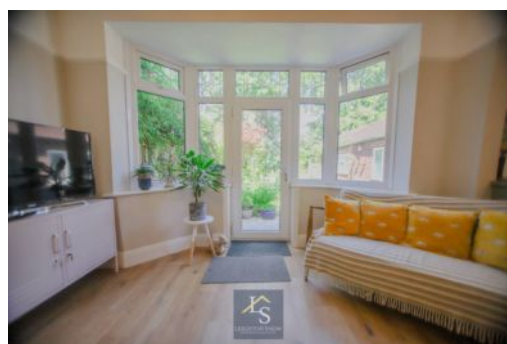
Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D



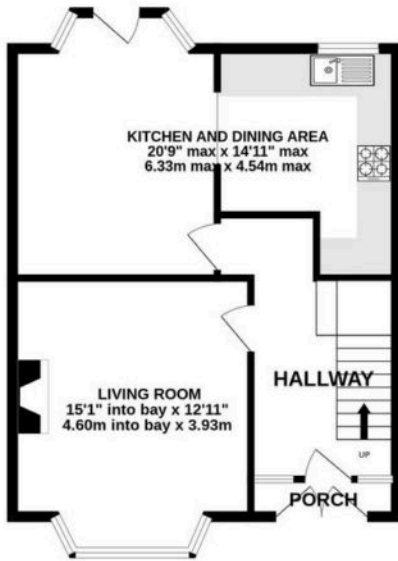
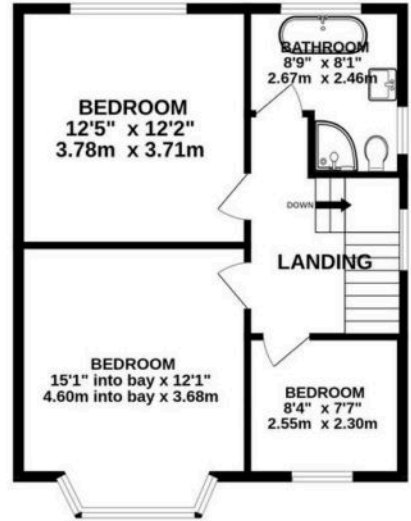
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GROUND FLOOR
812 sq.ft. (75.4 sq.m.) approx.



1ST FLOOR
539 sq.ft. (50.1 sq.m.) approx.



TOTAL FLOOR AREA : 1351 sq.ft. (125.5 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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This lovely home sits behind a large driveway providing plenty of off-road parking. Double gates sit to the side of the house offering secure access to the detached tandem garage. The garage is currently used for storage but with its own electrics, water supply and three recently added UPVC windows and side door, it also has the potential to be converted for a multitude of different uses. The garage sits at the rear of the plot surrounded by the beautiful garden. Laid mainly to lawn with charming and well-established flower beds the garden boasts two patio areas providing space to sit and relax, whilst mature trees offer a lovely green aspect and excellent privacy.

Internally the property welcomes you in via a porch and into the hallway. The hallway boasts large proportions with a wonderful oak staircase leading to the first floor. The living room sits to the left of the hall and is a wonderful space with fireplace and bay window adorned with French shutters. At the foot of the hallway sits the open-plan dining kitchen. This a brilliant space spanning the width of the property with a patio door set within a large bay leading out to the rear garden. The kitchen area is stylish with AEG integrated hob and oven. Karndean flooring is laid throughout the ground floor providing a stylish and durable finish. To the first floor the bedrooms sit off the large landing with a large stained glass window and comprise of two large doubles and a single. The bathroom is a four piece suite with charming roll-top bath, corner shower, WC and wash hand basin.

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.



