

52 Eskdale Avenue, Bramhall

£685,000 Freehold

SLEEK AND MODERN THROUGHOUT • SOUTH FACING GARDEN OVERLOOKING OPEN FIELDS • FOUR BEDROOMS, TWO BATHROOMS • INTEGRAL GARAGE • 0.6 MILES INTO BRAMHALL VILLAGE • CLOSE TO SOUGHT AFTER SCHOOLS • NO ONWARD CHAIN



A superb four bedroom link-detached home with a truly fantastic south-facing garden overlooking open fields to the rear. The property boasts contemporary interiors with stylish yet neutral décor throughout. Located close to sought-after schools and sitting just 0.6 miles into Bramhall village, it is a wonderful family home in a great location and is offered for sale with no onward chain.

Council Tax band: E

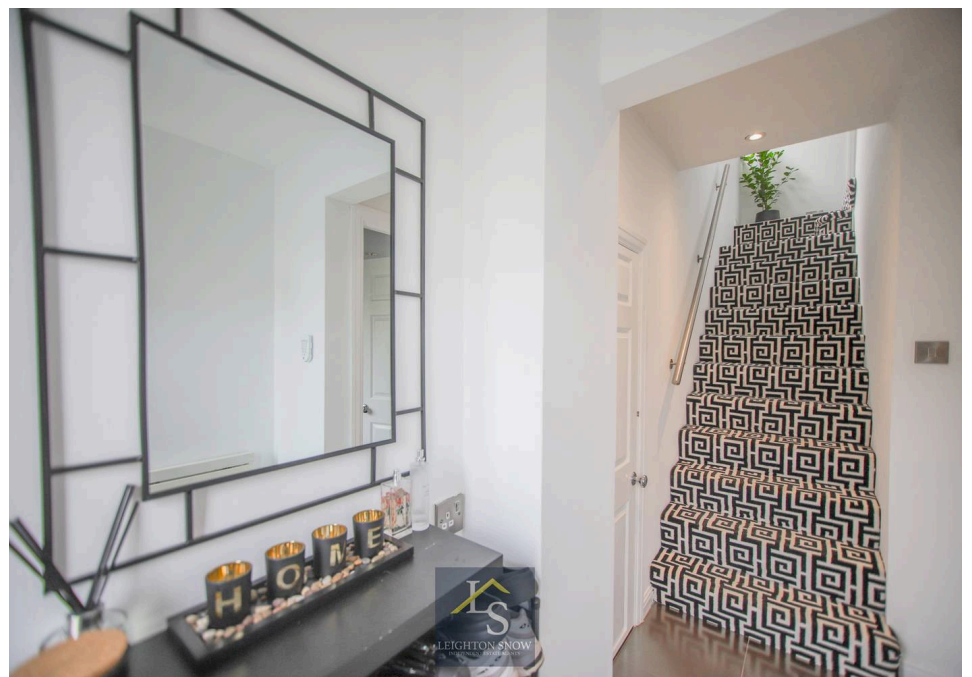
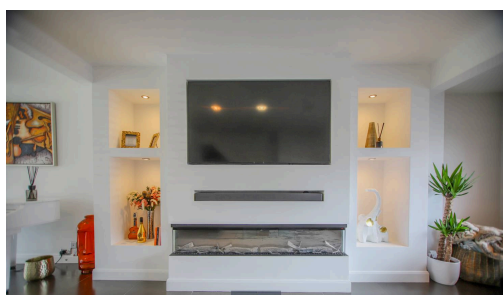
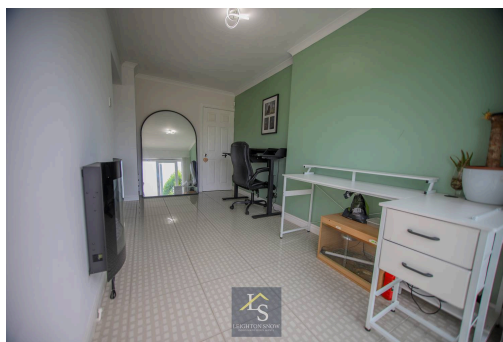
Tenure: Freehold

EPC Energy Efficiency Rating: D

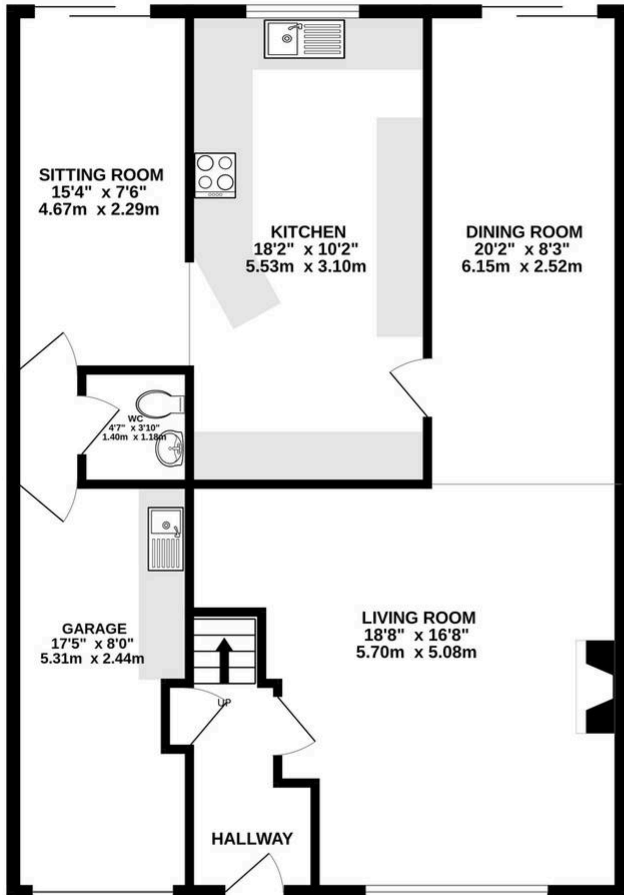
EPC Environmental Impact Rating: E



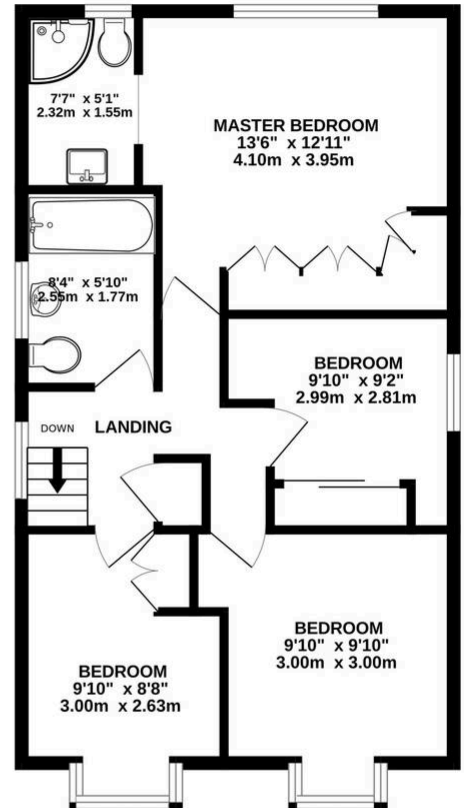
- › SLEEK AND MODERN THROUGHOUT
- › SOUTH FACING GARDEN OVERLOOKING OPEN FIELDS
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GROUND FLOOR
970 sq.ft. (90.1 sq.m.) approx.



1ST FLOOR
606 sq.ft. (56.3 sq.m.) approx.



TOTAL FLOOR AREA: 1576 sq.ft. (146.4 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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The property is positioned behind a generous tarmac driveway enclosed by a charming red brick wall and mature hedging. The entrance hall leads through into a large and bright living room with a modern media wall incorporating shelving with mood lighting and a contemporary electric heated fireplace. Tiled flooring continues through from the living room into the dining room where patio doors provide access out to the garden. The kitchen is positioned off the dining room and boasts sleek black high gloss cupboards and drawers with integrated appliances including a coffee machine, oven, steamer, microwave and dishwasher. A unique breakfast bar is positioned at an angle making the most of the space and creating a social area opening into an additional reception room. This reception room is currently utilised as an office space but would equally make a great sitting room, play room or dining room. There are patio doors out to the garden at the rear, and at the front there is an inner hallway leading to a WC and into the garage beyond. The garage offers a utility space with plumbing for a washing machine under kitchen worktops and a sink.

To the first floor the four bedrooms and family bathroom all sit off a spacious landing. There is also a large airing cupboard on the landing as well as access to the loft space via a drop-down ladder. The master bedroom is positioned at the rear of the house and makes the most of the open views across the adjacent fields. There is a wealth of wardrobes providing super storage, as well as a modern en-suite shower room. One of the bedrooms is currently used as a dressing room with fitted wardrobes. The family bathroom is generous in size and boasts a three piece suite including bath with shower over, WC and wash hand basin.

Externally the rear garden is a real show-stopper. Sitting on a larger plot than most, the garden kicks out at the rear and with the glorious views over the open-fields at the back it feels so spacious and open. Benefiting from a southerly-facing aspect it enjoys the sun all day. There is a generous paved patio that sits off the patio doors from the dining room and sitting room and provides a fabulous spot for alfresco dining.

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.





