



104 Meadway, Bramhall

£435,000 Leasehold

THREE BEDROOM SEMI-DETACHED • DETACHED GARAGE • IMMACULATE THROUGHOUT • POSITIONED 0.3MILES FROM THE 'OUTSTANDING' QUEENSGATE PRIMARY SCHOOL • LESS THAN 1 MILE INTO BRAMHALL VILLAGE AND TRAIN STATION • NO ONWARD CHAIN - QUICK MOVE POSSIBLE



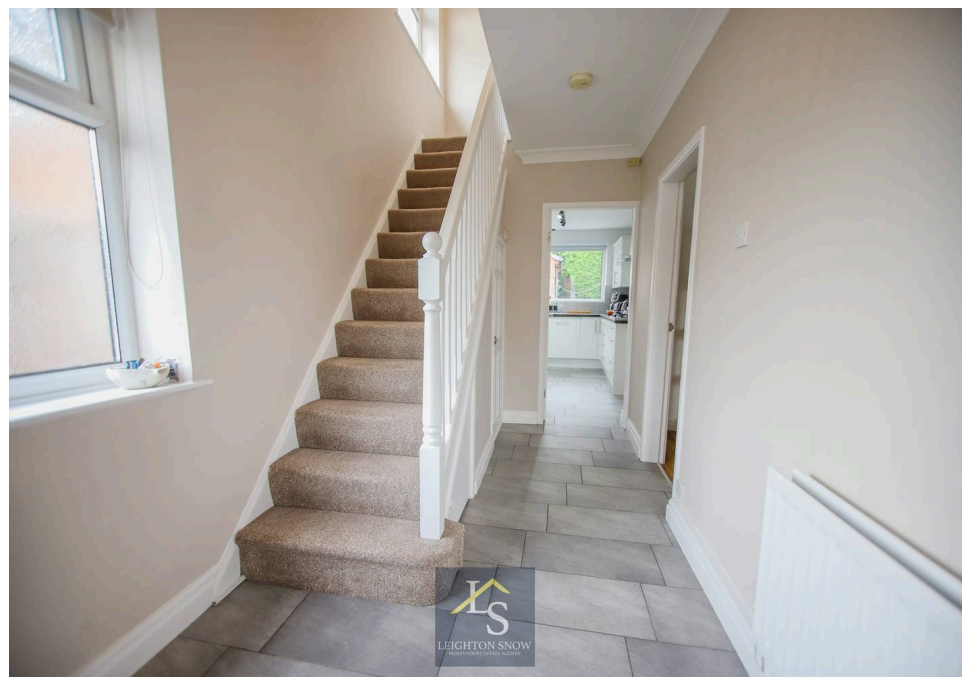
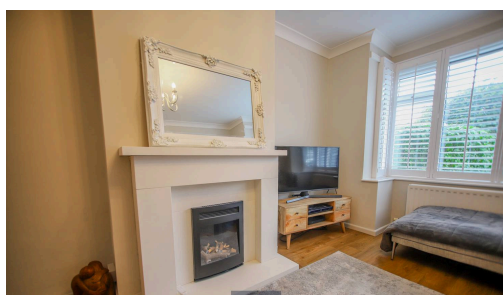
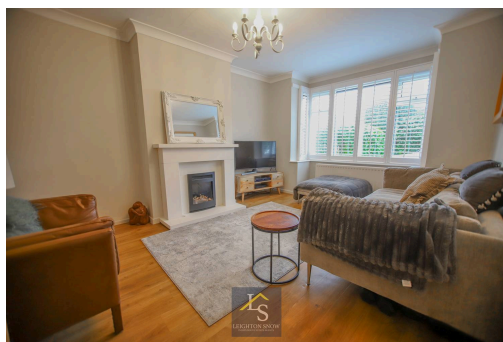
A superb three bedroom semi-detached home on Bramhall's sought-after 'Little Australia' estate. Positioned less than a mile into Bramhall village with all its popular shops and restaurants as well as the train station allowing direct access in to Manchester City Centre in 20 minutes. The 'outstanding' Queensgate Primary School sits 0.3 miles away, making this home ideal for young families. Offered for sale with no onward chain, this lovely home is in turn key condition and a quick move is possible.

Council Tax band: C

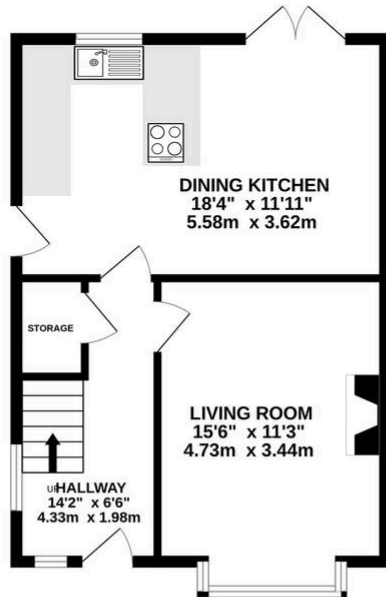
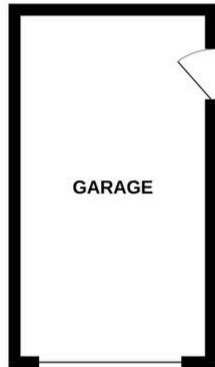
Tenure: Leasehold



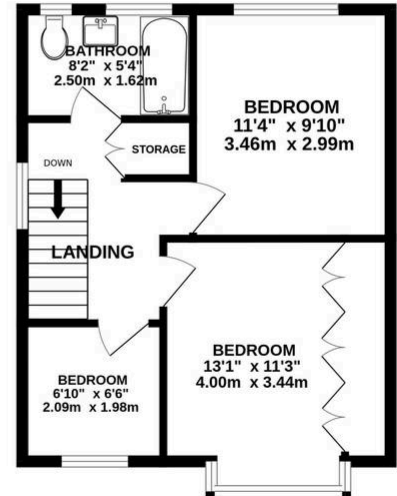
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GROUND FLOOR
647 sq.ft. (60.1 sq.m.) approx.



1ST FLOOR
419 sq.ft. (39.0 sq.m.) approx.



TOTAL FLOOR AREA: 1066 sq.ft. (99.1 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 welcomes you in to a light hallway with large understairs storage cupboard. To the right of the hallway is a living room with a modern electric fireplace creating a warming focal point to the room. A square bay window provides another charming feature and additional space. At the foot of the hallway sits the open plan dining kitchen. This is a lovely open space with a modern white kitchen and patio doors providing access to the south-facing rear garden.

To the first floor there are three bedrooms comprising two generous doubles and the third a single. The master bedroom boasts a wealth of storage set within fitted wardrobes running the length of the side wall. The master also benefits from being positioned over the living room below with the same square bay window allowing in lots of natural light. The family bathroom was replaced in 2025 and boasts a modern white suite comprising WC, wash hand basin and bath with shower over. An airing cupboard on the landing provides superb storage as does the boarded loft space above.

Externally the rear garden benefits from a southerly-facing aspect. It is low-maintenance with a lawn and tarmac patio enclosed by wooden fencing, with mature hedging providing a private aspect. The detached garage sits in the garden and at the end of the driveway that runs down the side of the house, secured by wooden gates at the side. An EV charging point provides charging for electric vehicles and the driveway runs across the front of the house providing parking for two cars.

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.



