



9 Sycamore Lodge, 43 Dairyground Road

£250,000 Leasehold

CLOSE TO LOCAL SHOPS AND AMENITIES • TWO DOUBLE BEDROOMS • SLIDING DOORS ONTO A GENEROUS BALCONY AREA • CLOSE TO LOCAL TRANSPORT LINKS • BEAUTIFULLY MAINTAINED THROUGHOUT • NEARBY BRAMHALL PARK



Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: E

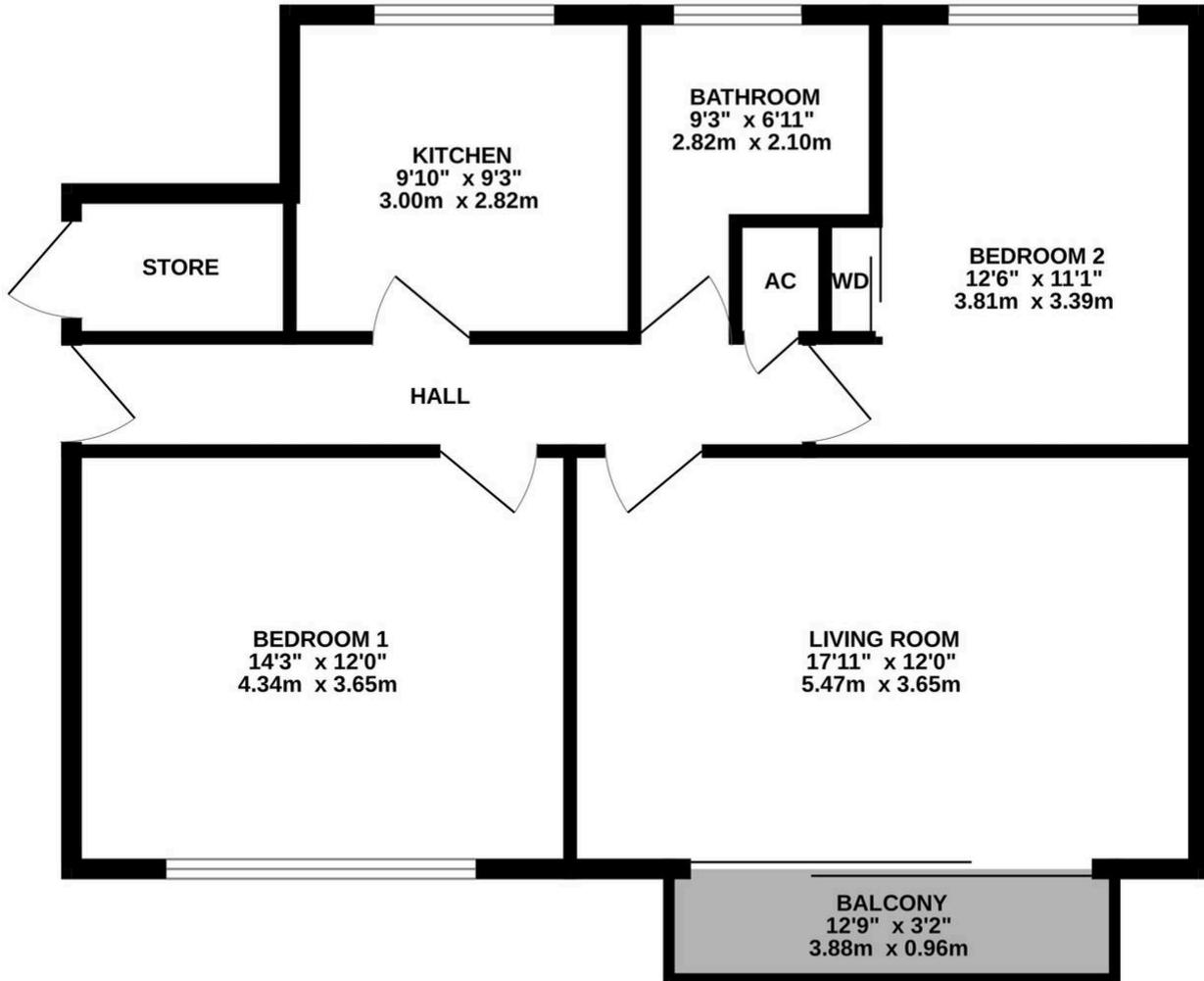
EPC Environmental Impact Rating: E



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GROUND FLOOR



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 beautifully maintained two-bedroom flat presents an ideal opportunity for buyers seeking comfort, convenience, and contemporary living in a sought-after location close to local shops, amenities, and excellent transport links. The property is thoughtfully arranged to maximise space and natural light, with a welcoming entrance hall leading to all principal rooms.

The spacious lounge and dining area is perfect for both relaxing and entertaining, featuring sliding doors that open onto a generous balcony area, providing a super spot for relaxation in the sun. The modern kitchen is well-appointed with ample storage and integrated appliances, making it both stylish and practical for every-day living. Both bedrooms are generous doubles, offering plenty of room for furnishings and storage, with large windows that ensure a bright and airy atmosphere. The contemporary bathroom is finished to a high standard, including a full-size bath with shower over, wash-hand basin and a W/C with modern tiling, and quality fixtures and fittings. The property owners have maintained the property beautifully throughout, ensuring that the property is available in turn key condition.

The apartment further benefits from an external garage and a large storage cupboard, boasting ample space for storage.

The flat is ideally situated close to a variety of local shops and amenities, ensuring daily essentials and leisure activities are within easy reach. For those who commute or travel regularly, the proximity to local transport links provides effortless connections to surrounding areas and central destinations. Additionally, Bramhall Park is nearby, offering further recreational opportunities and a lovely setting for walks and relaxation. This attractive flat combines generous living spaces, two well-proportioned double bedrooms, and a highly convenient location, making it a perfect choice for first-time buyers, downsizers, or investors alike.

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.

