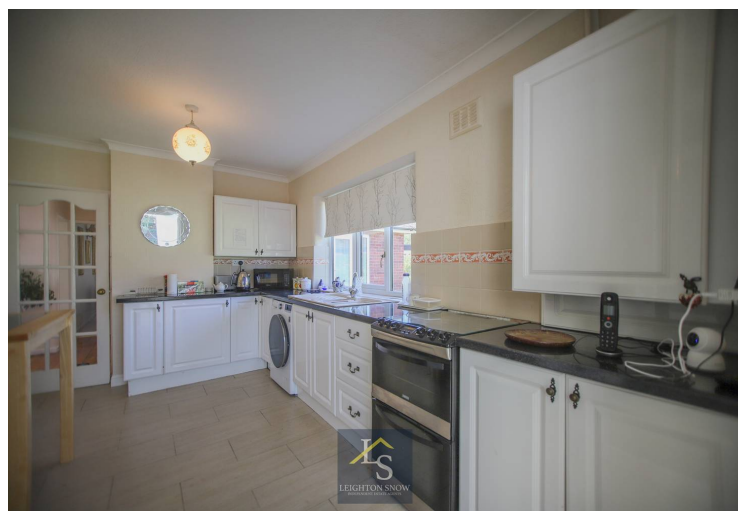




## 6 Lawton Avenue, Bramhall

£500,000 Leasehold

SOUTH WEST FACING GARDEN • DETACHED BUNGALOW ON A QUIET CUL-DE-SAC • TWO DOUBLE BEDROOMS •  
WALKING DISTANCE TO BRAMHALL PARK • NEARBY LOCAL TRANSPORT LINKS • FANTASTIC POTENTIAL

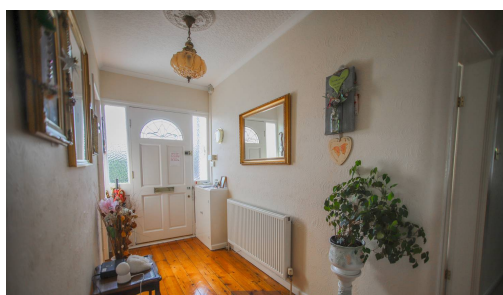


Council Tax band: D

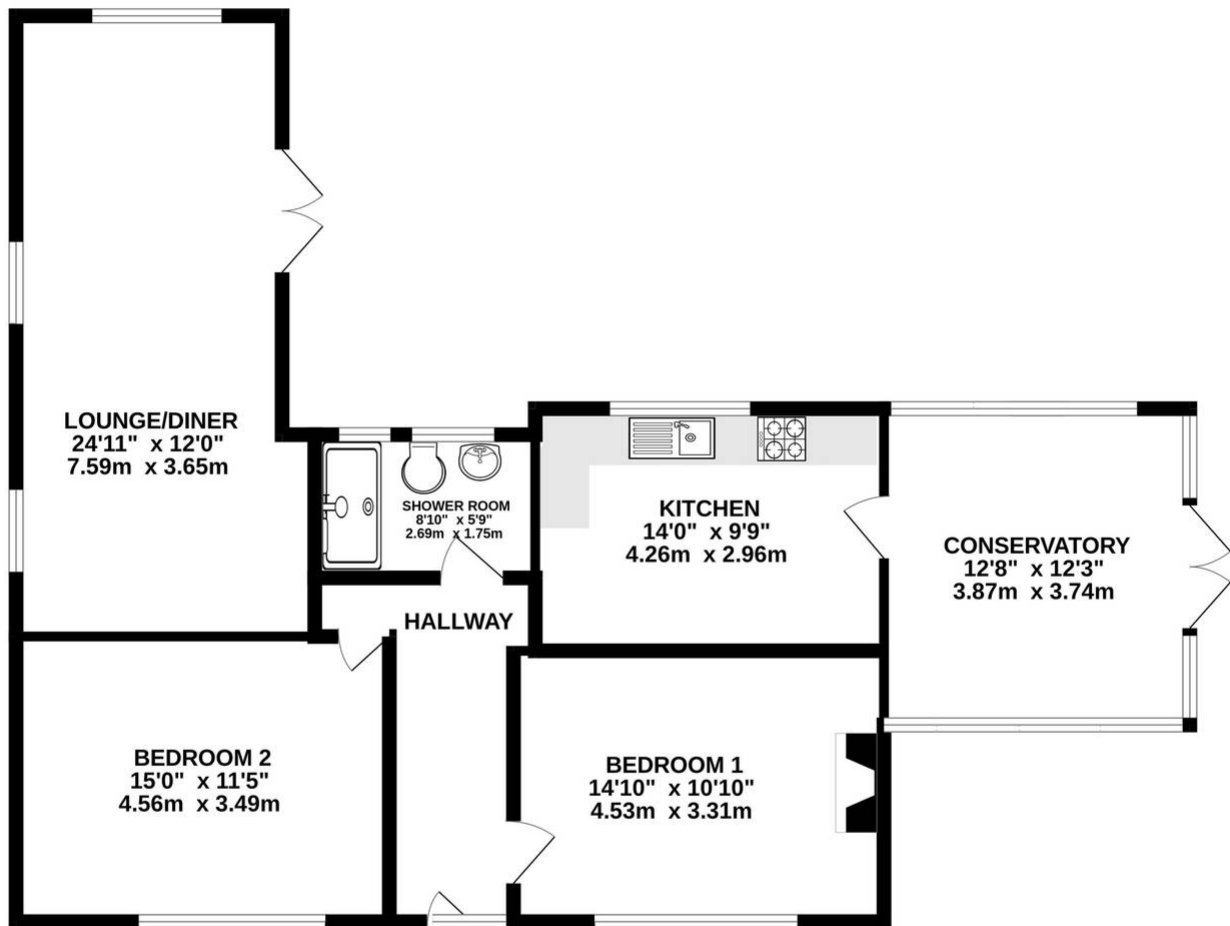
Tenure: Leasehold



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GROUND FLOOR  
1022 sq.ft. (95.0 sq.m.) approx.



TOTAL FLOOR AREA : 1022 sq.ft. (95.0 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 well-presented two bedroom detached bungalow is positioned in a peaceful cul-de-sac, offering a fantastic opportunity for buyers seeking a comfortable and versatile home in a desirable location. The property features a spacious layout internally, along with a fabulous garden to the rear. The bungalow is within easy walking distance of Bramhall Park, making it ideal for those who enjoy leisurely strolls and access to green spaces, while excellent local transport links offer convenient connections to surrounding areas and amenities.

Upon entering, you are greeted by a welcoming hallway, providing access to the principal rooms within the property. To the front, there are two excellently sized double bedrooms, providing a superb space for relaxation along with ample storage space. To the rear of the property, there is a huge living room, adorned with natural light, creating a brilliantly bright and airy space, for both entertaining and relaxing. The kitchen is fitted with a range of wall and base units, providing plenty of storage and workspace, and benefits from views towards the rear, over the well-manicured garden space. A well-appointed bathroom serves the two bedrooms, and is currently comprised of a shower, wash-hand basin and W/C.

The property's orientation ensures a bright and welcoming atmosphere throughout the day, and its position within a quiet cul-de-sac guarantees a sense of privacy and tranquillity. This home presents a wonderful opportunity for those looking to put their own stamp on a property, as it offers fantastic potential for modernisation or reconfiguration to suit a variety of lifestyles.

Externally, the property offers an exceptional space. To the rear of the property, there is a stunning garden space, primarily laid to lawn, with mature trees and hedges for added privacy. At the front, the property, features a well-proportioned front lawn, along with a generous driveway, allowing off-road parking for vehicles.

*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.*

