



## 42 Delfur Road, Bramhall

£385,000

STUNNING OPEN PLAN MODERN KITCHEN • CLOSE BY SOUGHT AFTER SCHOOLS • CLOSE TO LOCAL SHOPS AND AMENITIES • NEARBY BRAMHALL VILLAGE AND BRAMHALL TRAIN STATION • RECENTLY FITTED MODERN BATHROOM • TURN KEY CONDITION



Council Tax band: C

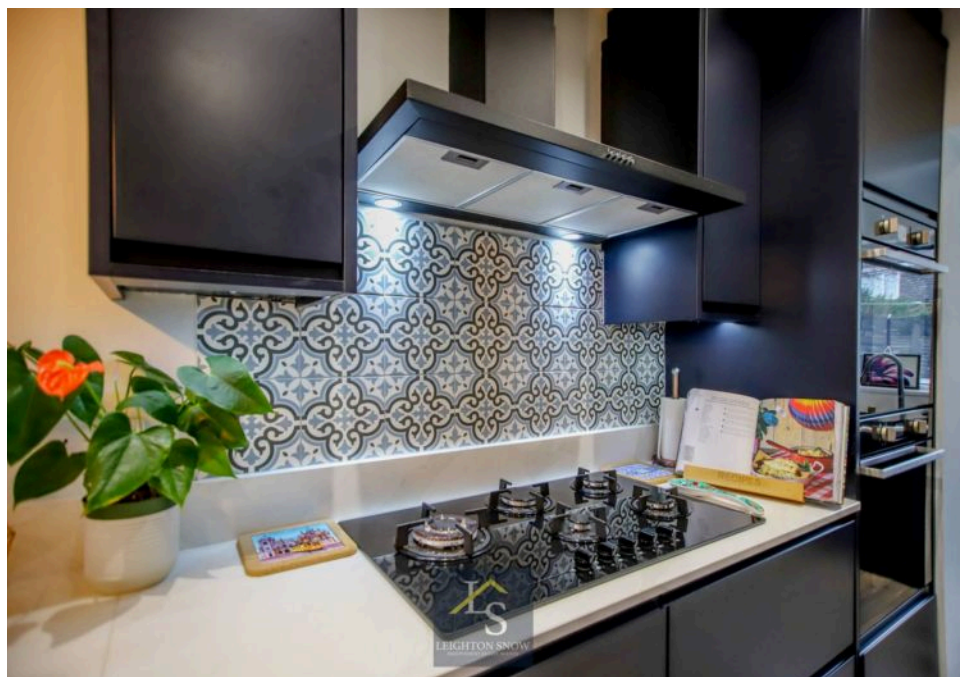
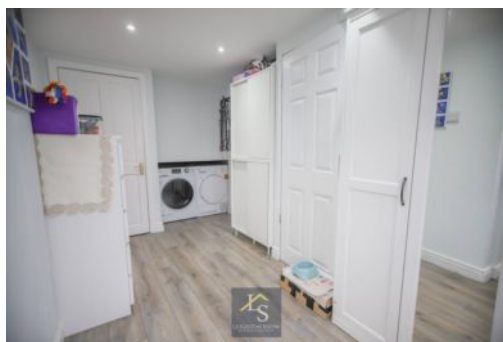
EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

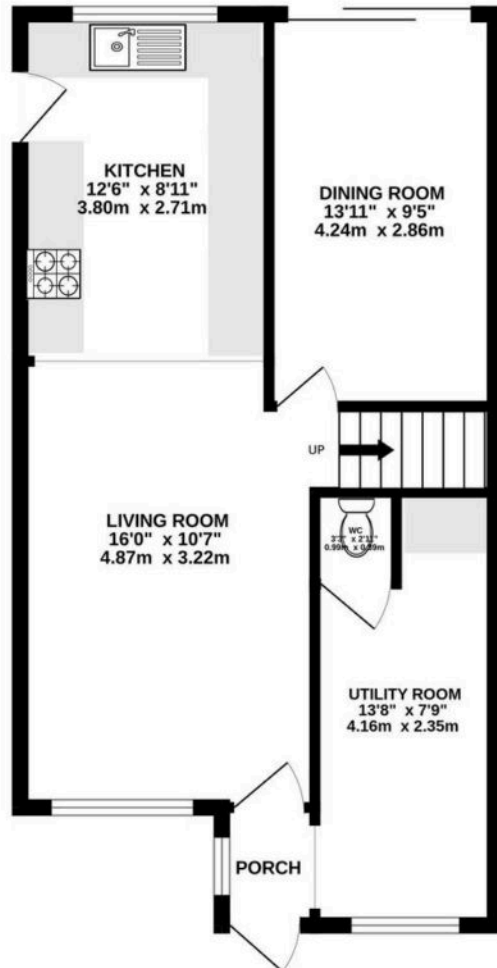
This wonderful home is fantastically positioned on the ever-popular Dairyground Estate, situated in an excellent location, nearby Bramhall Village, Bramhall Park and Bramhall Train Station. Located nearby a variety of transport links, this property doesn't shy away from practicality. Boasting modern and well-presented accommodation throughout, this home is presented in fabulous turn key condition and further benefits from a low-maintenance garden and a large driveway offering ample off-road parking.



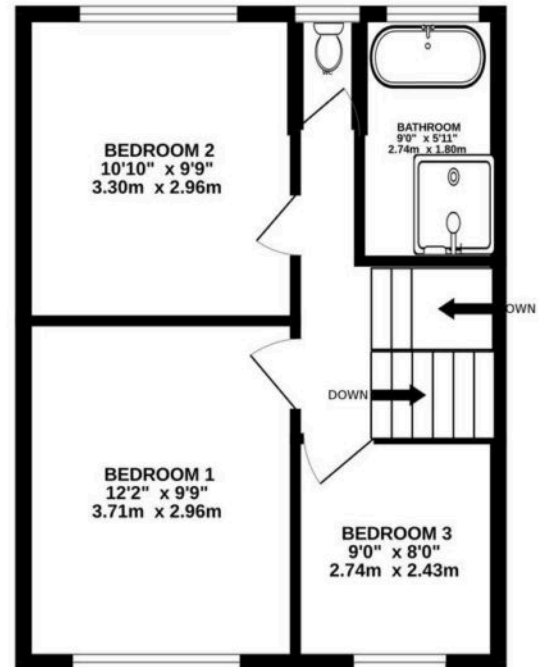
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- TURN KEY CONDITION



GROUND FLOOR  
520 sq.ft. (48.3 sq.m.) approx.



1ST FLOOR  
392 sq.ft. (36.4 sq.m.) approx.



TOTAL FLOOR AREA : 912 sq.ft. (84.7 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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Upon entry to the property, you are greeted by a welcoming hallway that leads to the heart of the home, a stunning open plan modern kitchen that seamlessly blends contemporary design with practical functionality perfect for both every-day living and entertaining guests. The kitchen features high-quality fittings, ample storage, and integrated appliances, ensuring a sleek and clutter-free environment. The spacious living and dining areas are flooded with natural light, creating a warm and inviting atmosphere throughout. To the right of the porch, there is a brilliant utility room offering plentiful storage space, with a downstairs W/C to the rear of this room. Adjacent to the kitchen, at the rear of the property, there is a lovely bright and spacious dining room, presenting attractive views over the rear garden, through the sliding doors.

To the first floor of the property, there are three well-proportioned bedrooms, two of which are excellent doubles boasting fabulous fitted wardrobes. The bathroom and separate W/C are positioned to the rear of the property. Within the bathroom, there is a stunning three piece suite, consisting of a free standing bath, walk-in shower and sink. There is a separate toilet area, situated adjacent to the bathroom. The recently fitted modern bathroom exudes sophistication, showcasing stylish fixtures, elegant tiling, and a luxurious finish that enhances the overall sense of quality within the home.

Externally, the property features a low-maintenance rear garden, comprising of a raised decking area, offering space for outdoor furniture, and an astro-turf lawn. To the front of the property, there is a double drive way and an additional lawned area, providing a lovely kerb appeal.

*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.*



