



6 Norwood Avenue, Bramhall

£625,000 Freehold

GENEROUS CORNER PLOT • WEST FACING GARDEN • FOUR DOUBLE BEDROOMS • TWO RECEPTION ROOMS PLUS OPEN-PLAN DINING KITCHEN • QUIET CUL-DE-SAC • 0.4 MILES INTO BRAMHALL VILLAGE



This wonderful 1930's semi-detached home sits on a generous corner plot at the head of a quiet cul-de-sac only a short stroll into Bramhall village. The property boasts four double bedrooms, a modern family shower room, two reception rooms, open-plan dining kitchen as well as a utility room and downstairs WC., providing plenty of space for growing families. Positioned close to sought-after schools and excellent transport links this marvellous home has something for everyone!

Council Tax band: D

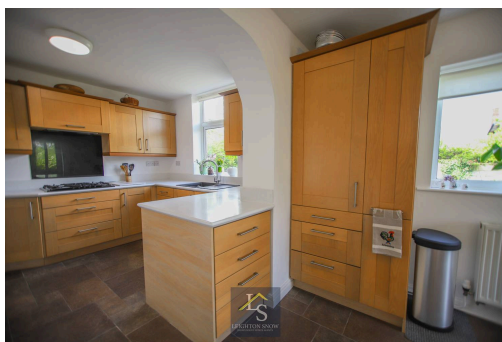
Tenure: Freehold

EPC Energy Efficiency Rating: C

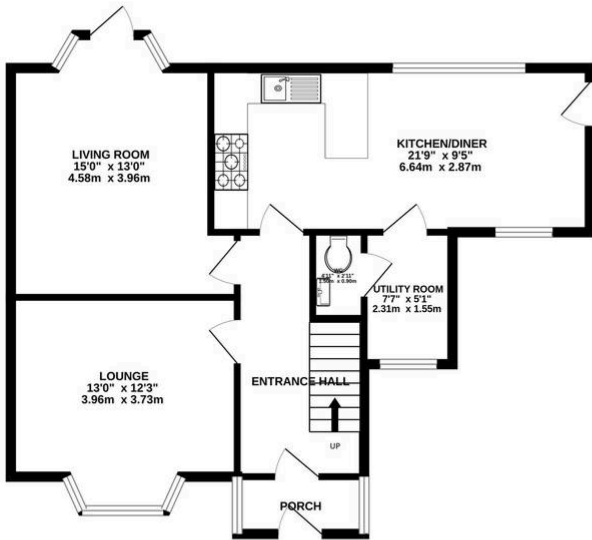
EPC Environmental Impact Rating: D



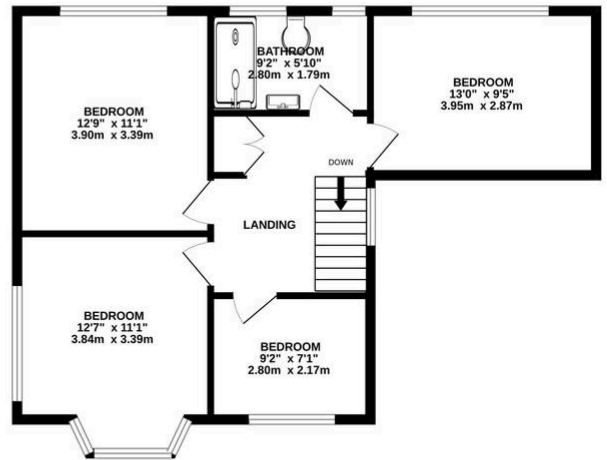
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GROUND FLOOR
681 sq.ft. (63.3 sq.m.) approx.



1ST FLOOR
609 sq.ft. (56.5 sq.m.) approx.



TOTAL FLOOR AREA : 1289 sq.ft. (119.8 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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Commanding a large plot this extended semi-detached home sits behind a block-paved driveway with EV charging port. A porch provides access into the light and spacious hallway which in turn leads into the two reception rooms and open-plan dining kitchen. The reception rooms both offer bay windows with the rear reception featuring patio doors leading out to the rear garden, as well as a contemporary electric fireplace. The dining kitchen is a modern space with windows to three sides allowing in an abundance of natural light as well as further access out to the garden via a side door. Off the kitchen sits a handy utility room and from there a WC. To the first floor the four bedrooms sit off a spacious landing with airing cupboard. The bedrooms are all well-proportioned with each offering space for a double bed. Two of the four bedrooms provide fitted wardrobes so there are plenty of storage options. Further storage can be found via the drop-down ladder into the fully boarded and insulated loft space. Internally the property is completed by a modern shower room with walk-in shower, wash hand basin and WC.

Externally the garden benefits from a westerly-facing aspect and wraps around two sides of the house. It is mainly laid to lawn with three patio areas and a variety of raised beds providing mature planting. Access can be found down the side of the property via a secure wooden gate to the driveway at the front where there is parking for a number of cars and an EV charging point for electric 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



