



34 Midland Road, Bramhall

£365,000 Freehold

THREE BEDROOM SEMI-DETACHED • GARAGE • LARGE GATED DRIVEWAY • CLOSE TO LOCAL AMENITIES AND SUPER TRANSPORT LINKS • OPEN-PLAN SITTING/DINING ROOM • GENEROUS LAWNED GARDEN



A fabulous three bedroom semi-detached home sitting in an excellent location close to popular schools and handy amenities. Rail and road transport links are situated within easy reach and make it ideal for first time buyers, young families or those looking to downsize. This lovely home is positioned on a generous plot with a gated driveway, garage and a lawned rear garden.

Council Tax band: C

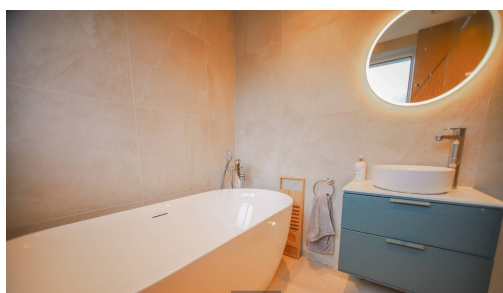
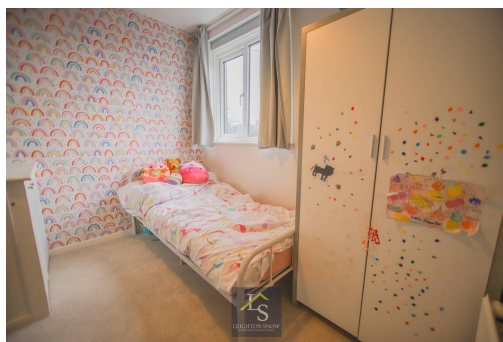
Tenure: Freehold

EPC Energy Efficiency Rating: D

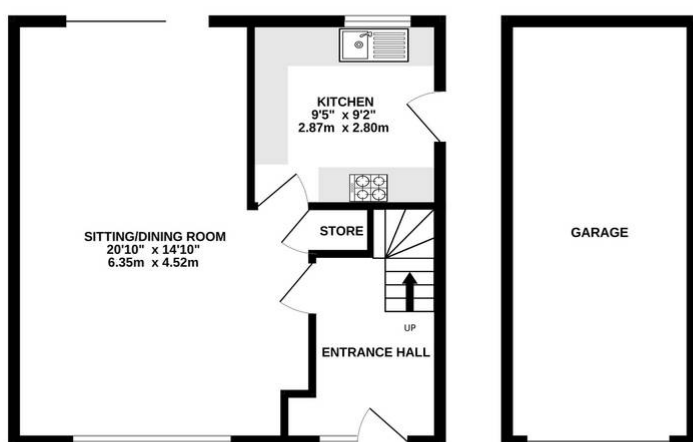
EPC Environmental Impact Rating: D



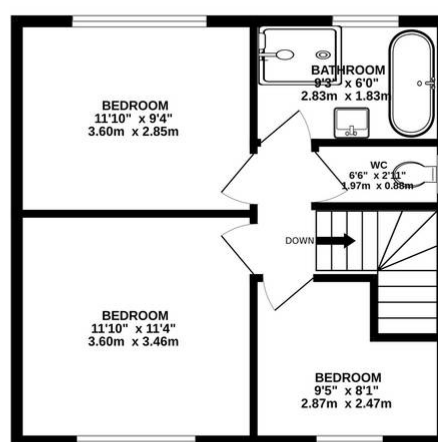
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GROUND FLOOR
634 sq.ft. (58.9 sq.m.) approx.



1ST FLOOR
441 sq.ft. (41.0 sq.m.) approx.



TOTAL FLOOR AREA : 1075 sq.ft. (99.9 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 brilliant family home has been loved and cared for by its current family since 2018. Having been cosmetically updated throughout including French shutters, stylish bathroom and new carpets (December 2025) the property is ready for a new owner to come in and start enjoying it right away. A generous entrance hall leads into the large open-plan sitting/dining room. This is a lovely and bright space with a large window at the front overlooking the lawn and patio doors at the rear allowing access out to the garden. A gas fireplace provides a cosy focal point to the room. The kitchen sits off the sitting room and provides super storage options with cupboards and drawers and integrated appliances. Further storage is found in the under stairs cupboard positioned off the sitting room, that also houses the boiler. To the first floor there are three well-proportioned bedrooms and a stylish and recently fitted (2024) bathroom. The bedrooms comprise of two doubles and a single, all with newly laid carpet (December 2025). The bathroom boasts a walk-in shower with contemporary wooden-effect tiling, standalone bath and wash hand basin sat on a floating vanity with built-in storage. A WC sits separately alongside the bathroom.

Externally the plot is generous in size with a driveway sat behind iron gates. The driveway sits alongside a large front lawn and a garage is positioned at the foot of the driveway and to the right hand side of the property. There is access to the rear garden between the garage and house, and the garden itself is primarily laid to lawn and enclosed by wooden fencing. It is a good size with an easy to maintain layout.

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.

