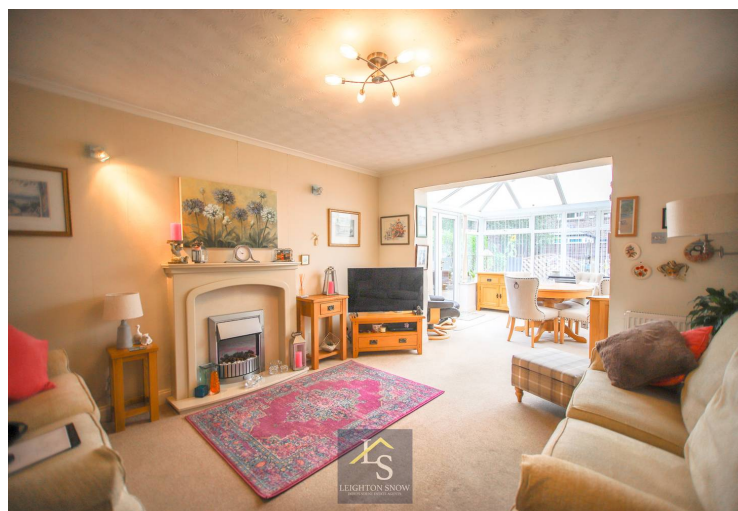




18 Southpool Close, Bramhall

£295,000 Freehold

TWO WELL PROPORTIONED DOUBLE BEDROOMS • POSITIONED ON A QUIET CUL-DE-SAC • WELL MAINTAINED EXTERNAL GARDEN WITH A SHED FITTED WITH POWER • CLOSE TO LOCAL SHOPS AND AMENITIES • WELL MAINTAINED BY THE CURRENT OWNER FOR OVER 20 YEARS



Positioned on a lovely quiet cul-de-sac, this well-maintained two bedroom property offers an excellent opportunity. Having been well maintained throughout by the current owner for over 20 years, this fabulous home offers superb potential for a range of buyers, including first time buyers or those looking to downsize.

Council Tax band: C

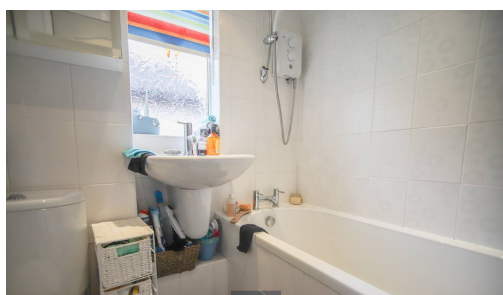
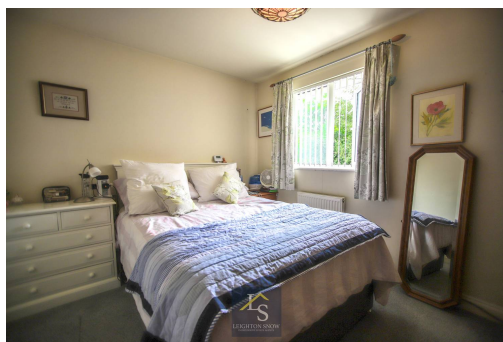
Tenure: Freehold

EPC Energy Efficiency Rating: D

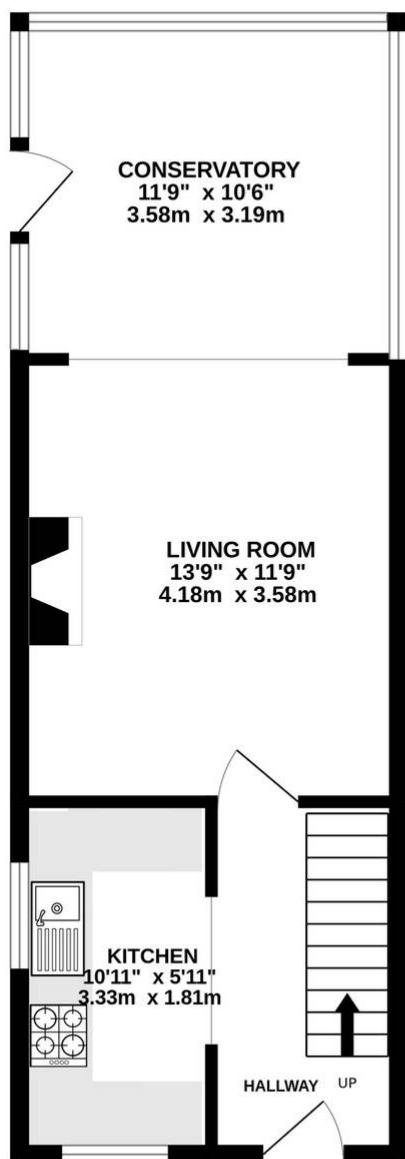
EPC Environmental Impact Rating:



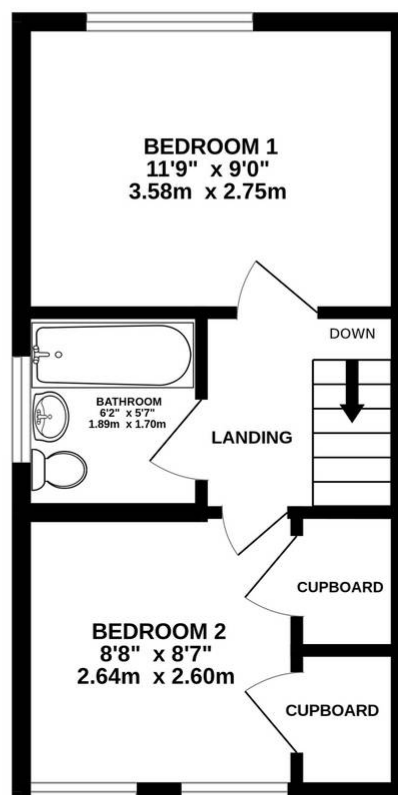
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GROUND FLOOR
407 sq.ft. (37.8 sq.m.) approx.



1ST FLOOR
281 sq.ft. (26.1 sq.m.) approx.



TOTAL FLOOR AREA : 687 sq.ft. (63.9 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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Upon entering, you are greeted by a welcoming hallway, leading to the principal rooms of the home. The kitchen is situated to the front of the property, adorned with natural light entering via the dual aspect windows. The kitchen has been thoughtfully designed and offers a generous amount of work space, along with fitted cupboards, allowing for a good amount of storage. The kitchen offers a range of fitted goods along with non-fitted white goods such as the dishwasher and washing machine that the owner is happy to leave. To the rear, there is a brilliantly sized living room, along with a bright conservatory overlooking the garden space. The living room offers a lovely space for both hosting and relaxation, whilst the conservatory is currently used as a dining space.

Upstairs, the property offers two well proportioned bedrooms, each offering generous space for furnishings and personal touches. The master bedroom is situated to the rear of the property, whilst the second bedroom is positioned at the front. The second bedroom offers two excellent storage cupboards to allow for additional wardrobe or storage space. The bathroom, conveniently positioned between both bedrooms, is currently comprised of a three piece suite, consisting of a w/c, wash-hand basin and a bath with a shower over.

Externally, the property offers a wonderful kerb appeal, with well-maintained hedges and a paved driveway offering off-road parking for residents. To the rear, there is a good-sized garden area, primarily laid to lawn, with a good-sized patio area, perfect for outdoor dining.

This well-cared for property does not shy away from practicality and is well-equipped with ample storage solutions. Externally, the garden boasts a good-sized shed, equipped with a power supply. Internally, under the stairs, the vendor has fitted a number of sleek cupboards and drawers, to allow for additional storage, along with a boarded and insulated loft space.

