



34 Fir Road, Bramhall

£625,000 Freehold

FOUR BEDROOMS, TWO BATHROOMS • SOUTH-WEST FACING GARDEN • DETACHED GARAGE AND DRIVEWAY • OPEN-PLAN DINING KITCHEN • BEAUTIFULLY PRESENTED THROUGHOUT • CLOSE TO BRAMHALL PARK AND THE HAPPY VALLEY



A beautiful four bedroom semi-detached home sitting on a corner plot with a detached garage and driveway to the rear. Boasting spacious and well-presented accommodation throughout, this lovely home suits a range of buyers including growing families seeking extra space.

Council Tax band: D

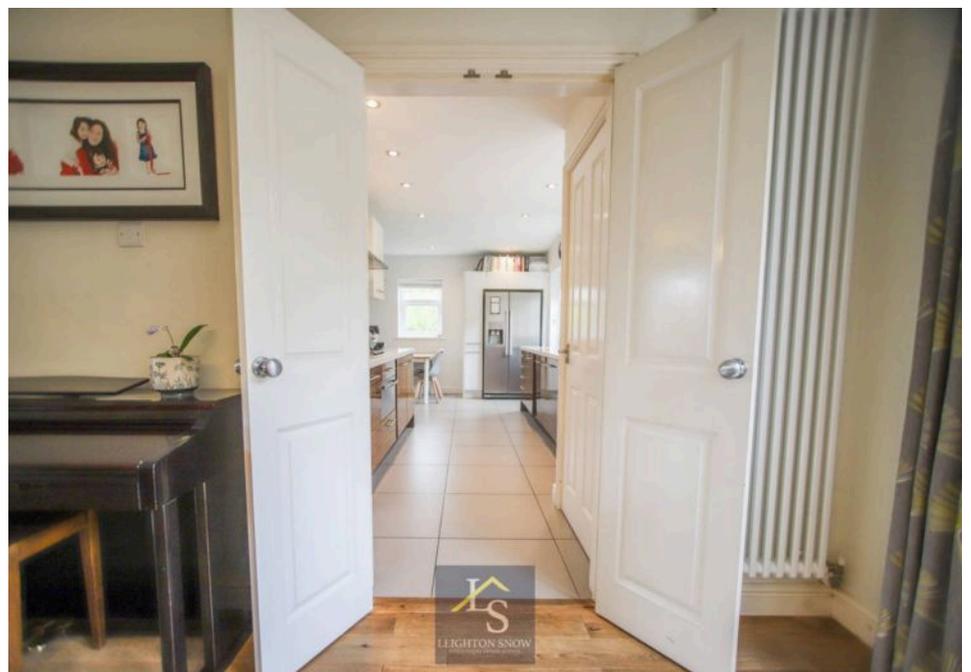
Tenure: Freehold

EPC Energy Efficiency Rating: C

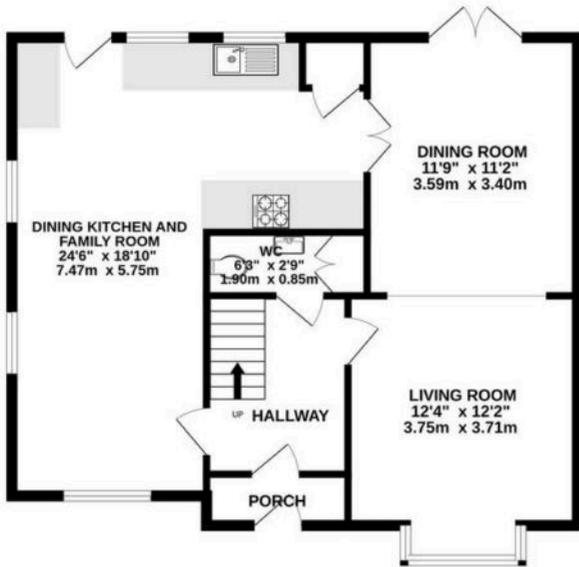
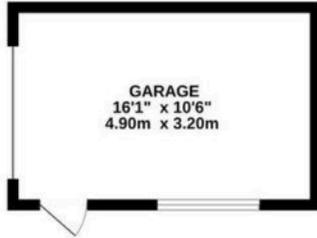
EPC Environmental Impact Rating:



- › FOUR BEDROOMS, TWO BATHROOMS
- › SOUTH-WEST FACING GARDEN
- › DETACHED GARAGE AND DRIVEWAY
- › OPEN-PLAN DINING KITCHEN
- › BEAUTIFULLY PRESENTED THROUGHOUT
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GROUND FLOOR
944 sq.ft. (87.7 sq.m.) approx.



1ST FLOOR
714 sq.ft. (66.4 sq.m.) approx.



TOTAL FLOOR AREA : 1658 sq.ft. (154.1 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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Hidden behind an array of well-established hedge and planting this lovely home sits on a private plot. A charming garden path leads up to the front door that provides access into a porch and then into the welcoming entrance hall. To the rear of the property is the driveway with a detached garage offering an EV charging point. Further energy efficiency measures are found in the substantial loft insulation as well as the solar-panels on the roof. Internally the property flows seamlessly between a generous open-plan dining kitchen and the large living and dining rooms. Character charm is found with bay windows and fireplaces alongside contemporary style and modern touches such as the underfloor heating that warms the kitchen area. A downstairs WC provides a handy addition, whilst the layout of the upstairs bedrooms lends itself to growing families. There is a generous master bedroom that sits to the left of the landing boasting fitted wardrobes and a modern en-suite shower room with black crittall fittings and more underfloor heating. The three other bedrooms comprise of two further doubles and a large and stylish single. The family bathroom is the third space with underfloor heating and is boasts more modern fittings with a four piece suite to include bath, shower, wash hand basin and WC. The loft space provides additional storage and benefits a skylight allowing in natural light to the space.

Externally the garden boasts a south-westerly facing aspect with a generous patio area sitting off the double doors from the dining room and running across the rear of the property providing plenty of options for garden furniture. The garden wraps around the side of the property making the most of the corner plot. Enclosed by wooden fencing there is a gate at the top of the garden that provides handy access to the driveway and garage.

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.

