



23 Duncombe Close, Bramhall

£330,000 Freehold

NO ONWARD CHAIN • POSITIONED ON A QUIET CUL-DE-SAC • GENEROUS DRIVEWAY WITH OFF ROAD PARKING •
THREE WELL-PROPORTIONED BEDROOMS • WELL MAINTAINED GARDEN SPACE



Council Tax band: C

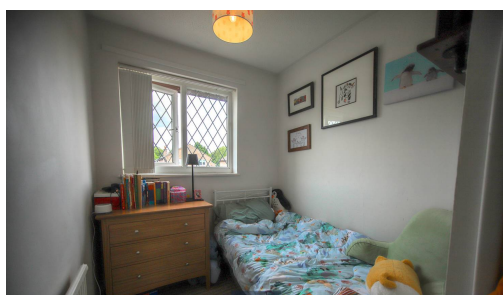
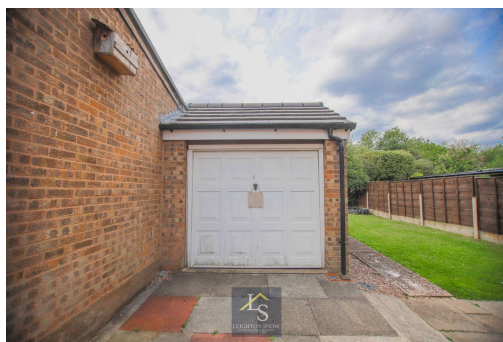
Tenure: Freehold

EPC Energy Efficiency Rating: D

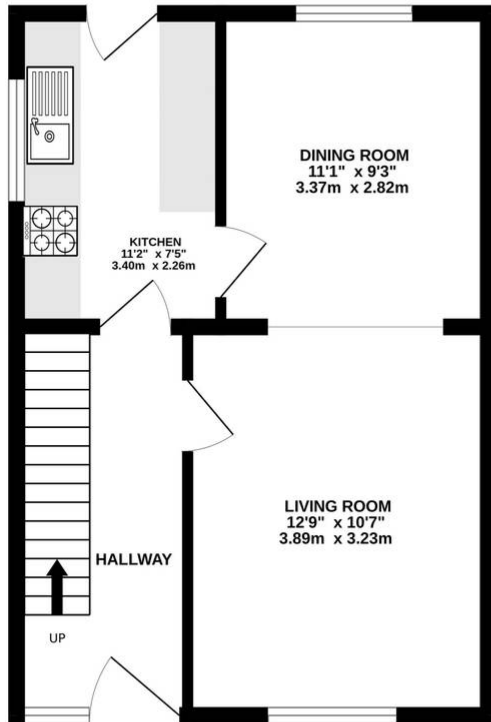
EPC Environmental Impact Rating: E



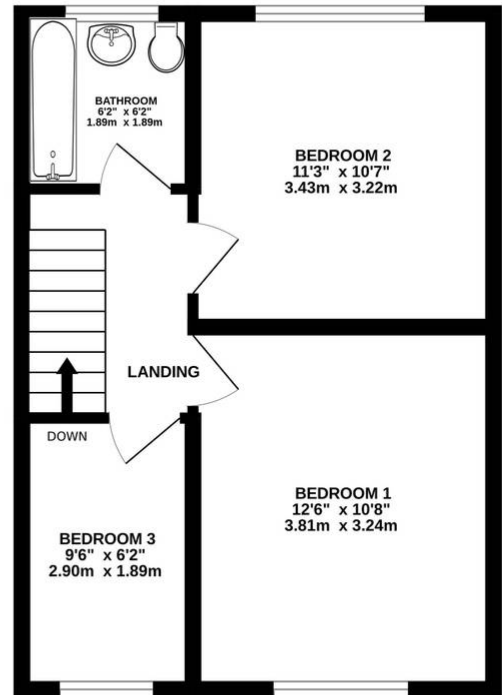
- NO ONWARD CHAIN
- POSITIONED ON A QUIET CUL-DE-SAC
- GENEROUS DRIVEWAY WITH OFF ROAD PARKING
- THREE WELL-PROPORTIONED BEDROOMS
- WELL MAINTAINED GARDEN SPACE



GROUND FLOOR
412 sq.ft. (38.3 sq.m.) approx.



1ST FLOOR
397 sq.ft. (36.9 sq.m.) approx.



TOTAL FLOOR AREA : 809 sq.ft. (75.2 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.
Made with Metropix ©2026

Offered to the market with no onward chain, this fantastic home, presents an excellent opportunity for those looking to acquire a well-proportioned home. Positioned on a quiet cul-de-sac, the property boasts a generous driveway providing ample off road parking, ensuring convenience for multiple vehicles. Upon entering, you are welcomed by a spacious entrance hall that leads through to a bright and airy living room, ideal for both relaxation and entertaining guests. The adjoining dining area offers a versatile space that can easily accommodate space for additional seating and dining space. The kitchen is thoughtfully laid out, featuring a range of fitted units, with plenty of worktop space offering excellent storage and preparation space.

Upstairs, to the first floor of the property, you will find three well-proportioned bedrooms, each benefitting from large windows that allow for plenty of natural light, alongside neutral décor that creates a calm and inviting atmosphere. There are two generous double bedrooms, offering a fabulous space for relaxation, with ample storage space too. The third bedroom is positioned to the front of the property and boasts a great space for a single room, or an office space. The family bathroom is has been well maintained, complete with a white suite and is currently comprised of a bath with a shower over, W/C and wash-hand basin.

Externally to the rear, there is a generous garden space that has been well-maintained. The garden is primarily laid to lawn, with the additional paved area, just beyond the back door, offering a great space for al-fresco dining during the summer months. There is also a detached garage with an electric garage door allowing for additional storage. To the front, the property boasts a superb driveway offering off-road parking for multiple cars, along with plenty of on-road parking if necessary. Situated within easy reach of local amenities, reputable schools, and excellent transport links, this home is perfectly placed for those seeking a blend of tranquillity and accessibility. Additional benefits to the property include a recently installed Worcester combination boiler, with 10 years guarantee from installation. There is also a waste water drain installed across the rear of the house to maintain dry conditions in heavy rain.

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.

