



## 72 North Park Road, Bramhall

£199,950 Leasehold

TWO DOUBLE BEDROOMS • PRIVATE STREET ENTRANCE • PRIVATE SOUTH-FACING GARDEN ADJACENT TO PLAYING FIELDS • NO ONWARD CHAIN • WELL-PRESENTED • DUAL-ASPECT LIVING/DINING ROOM • POSITIONED CLOSE TO SOUGHT-AFTER SCHOOLS AND EXCELLENT TRANSPORT LINKS



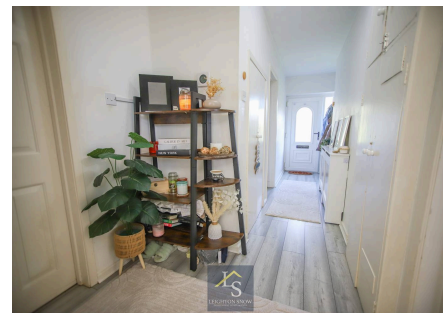
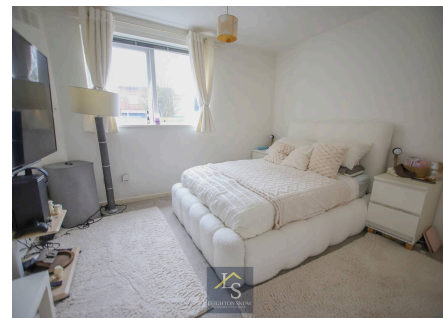
A spacious two bedroom ground floor apartment with private street entrance and a private south-facing rear garden. This property is well-presented throughout and is offered for sale with no onward chain. Positioned within easy reach of Bramhall Park and village as well as super transport links and popular schools.

Council Tax band: A

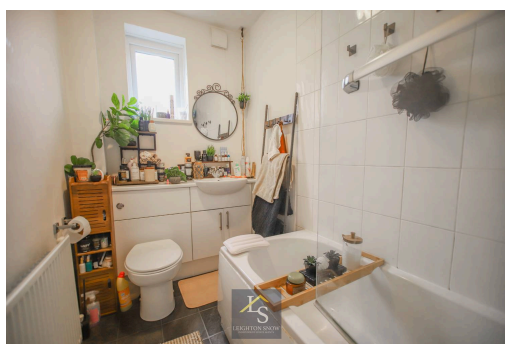
Tenure: Leasehold

EPC Energy Efficiency Rating: C

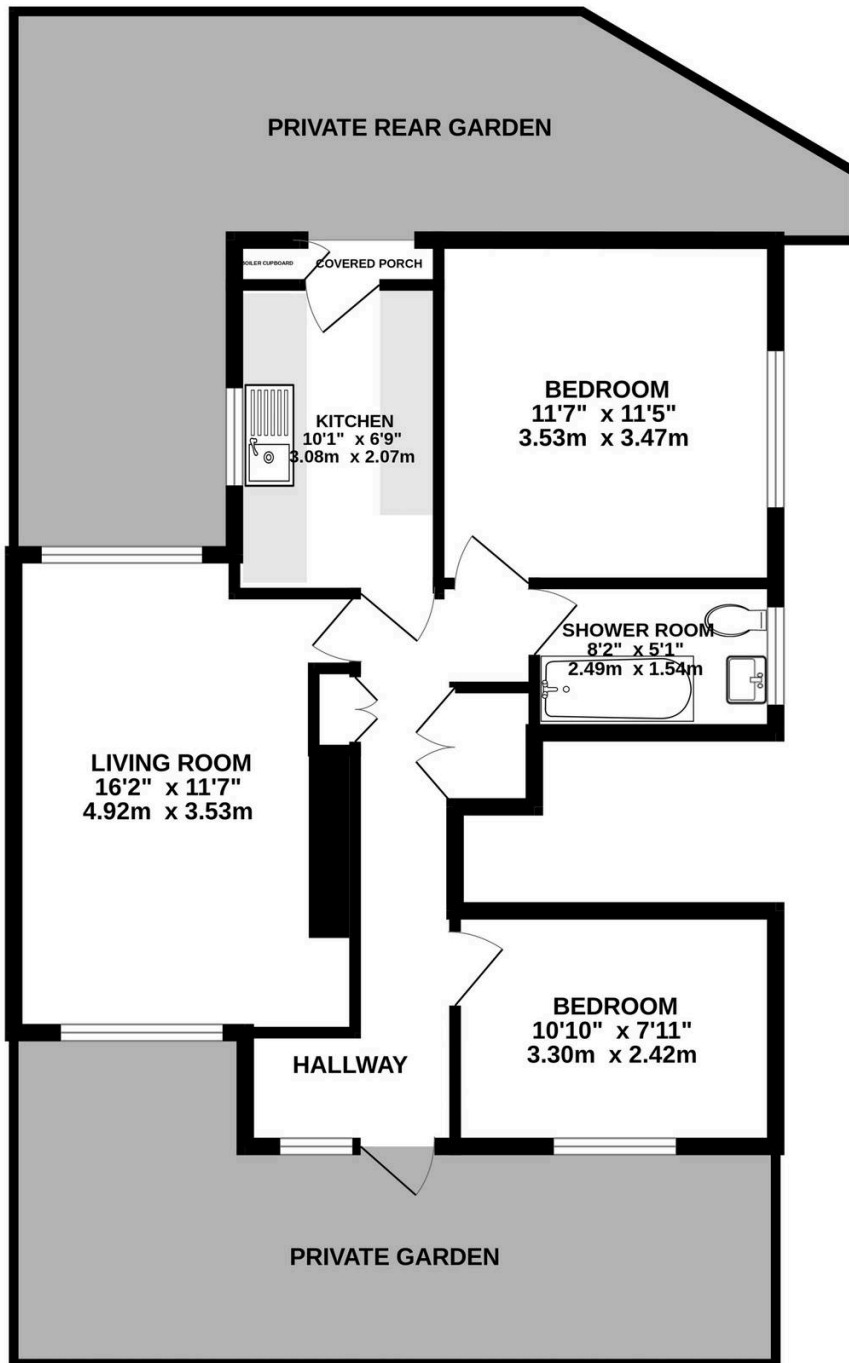
EPC Environmental Impact Rating: C



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GROUND FLOOR  
613 sq.ft. (56.9 sq.m.) approx.



TOTAL FLOOR AREA : 613 sq.ft. (56.9 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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Positioned behind a large grass bank this property sits away from the road behind a wooden fence and mature hedge that allows access to a charming private front garden and its own private street entrance. A welcoming hallway offers good space for coats and shoes with two integrated storage cupboards and space for a sideboard. There is a large living and dining room boasting a dual aspect with views over the front and rear garden. The kitchen is adjacent to the living room and is a good size with a back door leading out to the garden. The garden is a private space and enclosed by wooden fencing and laid to stone chipping. This low-maintenance area benefits from a south-facing aspect and views over secure playing fields at the rear. Back inside and two well-proportioned double bedrooms are positioned either end of the hallway. The bathroom completes the accommodation and is a modern white suite comprising bath with shower over, wash hand basin and WC.

This brilliant property sits close to local amenities as well as super transport links such as Davenport Train Station and the A6 positioned just over a mile away.

*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.*

