



4 Sydney Road, Bramhall

Offers Over £450,000 Freehold

SITUATED WITHIN WALKING DISTANCE TO BRAMHALL VILLAGE • GENEROUS SOUTH WEST FACING GARDEN • FANTASTIC OPEN PLAN KITCHEN DINER • BEAUTIFULLY MAINTAINED THROUGHOUT • EXCELLENT DRIVEWAY OFFERING AMPLE OFF-ROAD PARKING • OUTDOOR GARDEN BUILDING CURRENTLY USED AS AN OFFICE



Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

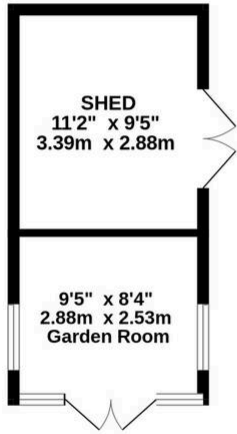
EPC Environmental Impact Rating:



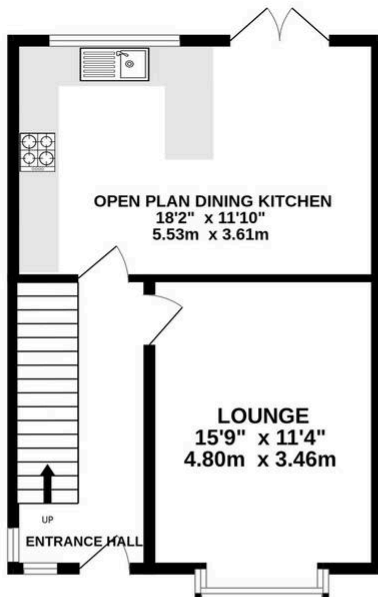
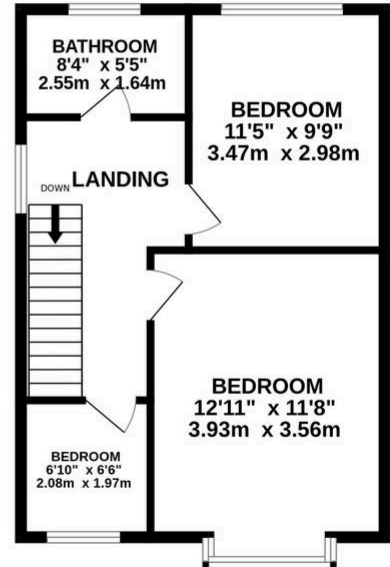
- › SITUATED WITHIN WALKING DISTANCE TO BRAMHALL VILLAGE
- › GENEROUS SOUTH WEST FACING GARDEN
- › FANTASTIC OPEN PLAN KITCHEN DINER
- › BEAUTIFULLY MAINTAINED THROUGHOUT
- › EXCELLENT DRIVEWAY OFFERING AMPLE OFF-ROAD PARKING
- › OUTDOOR GARDEN ROOM CURRENTLY USED AS AN OFFICE



GROUND FLOOR
669 sq.ft. (62.1 sq.m.) approx.



1ST FLOOR
485 sq.ft. (45.1 sq.m.) approx.



TOTAL FLOOR AREA : 1154 sq.ft. (107.2 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.
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Positioned in a fabulous location, on the ever-popular 'Little Australia' Estate, within walking distance to Bramhall Village, this fabulous home offers an excellent opportunity. This wonderful property has been beautifully maintained and offers a superb blend of modern living and convenience.

Upon entering you are greeted by a spacious and inviting entrance hallway, leading to the principal rooms of the property. To the rear, there is a superb, open plan kitchen dining, offering a brilliant space for entertaining and family living. The kitchen area features contemporary units, high-quality appliances, and ample workspace, seamlessly flowing into the dining area, which is adorned with natural light. The living room is positioned to the front of the property and has been tastefully decorated, providing a comfortable and relaxing environment.

To the first floor of the property, there are three bright and airy bedrooms, each presented to a high standard. The master bedroom and second bedroom are both generous double bedrooms and offer a huge amount of natural light. The family bathroom is well presented and tiled throughout, currently comprising of a bath, shower, W/C and wash-hand basin. The property has been meticulously cared for throughout, with neutral décor and quality finishes that create a welcoming and move-in ready home.

Externally, to the rear, the property offers a versatile garden building, currently used as a home office space, offering valuable additional accommodation, perfect for those seeking a dedicated area for remote working, hobbies, or storage. The external office space offers insulated wall panels, electric and lighting allowing for year round working. To the rear, of the workshop space, there is a shed, offering ample storage. The south facing garden, offers a fabulous space. Primarily laid to lawn, the garden offers an excellent space, for relaxation, with an additional patio area, for al-fresco dining in the summer. To the front of the property, there is a generous driveway, providing ample off-road parking for multiple vehicles, ensuring excellent convenience.

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.

