



## 25 Linney Road, Bramhall

£750,000 Freehold

DOUBLE-FRONTED DETACHED BUNGALOW • 1930'S CHARACTER CHARM • LARGE PLOT WITH SOUTH-FACING GARDENS  
• ELECTRIC-GATED DRIVEWAY • BEAUTIFULLY PRESENTED THROUGHOUT • SUBSTANTIAL LOFT SPACE THAT COULD BE  
CONVERTED -subject to planning • CLOSE TO BRAMHALL PARK



Introducing a marvellous example of a double-fronted 1930's detached bungalow. This wonderful home sits on a large plot with gated driveway to the front and extensive south-facing gardens to the rear. Beautifully presented throughout with versatile accommodation catering to individual desires from a family home.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: E

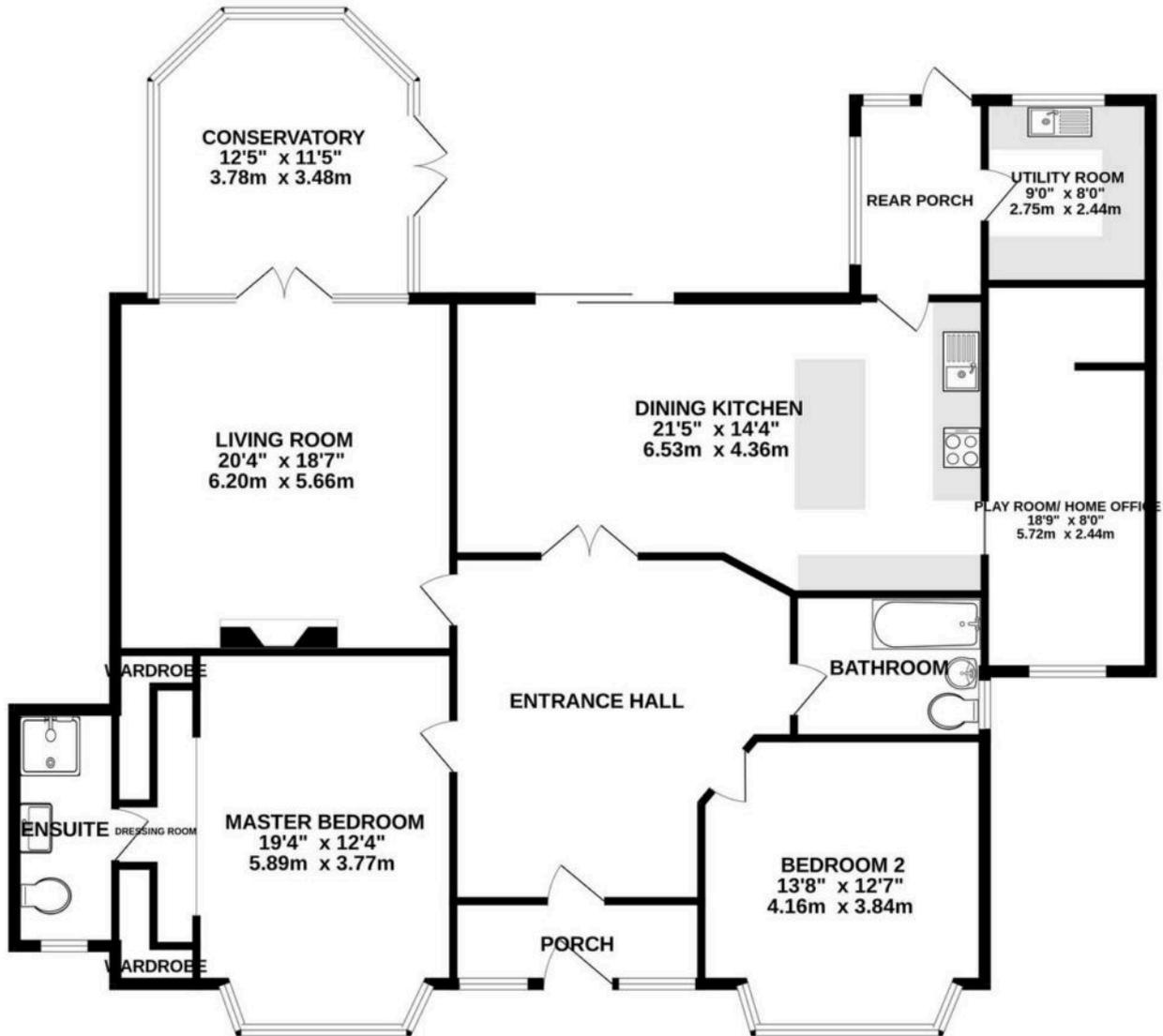
EPC Environmental Impact Rating: F



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GROUND FLOOR  
1918 sq.ft. (178.2 sq.m.) approx.



TOTAL FLOOR AREA : 1918 sq.ft. (178.2 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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Linney Road sits close to Bramhall Park and is also conveniently located for local shops and transport links. Number 25 Linney Road boasts extensive gardens at the rear offering a superbly private aspect and comprising two large lawns surrounded by decorative borders and mature trees. The southerly-facing position fills the garden with sun in the warmer months. Access can be found down the side of the bungalow where the extensive driveway at the front provides a wealth of parking sitting behind electric gates, providing excellent security and impressive kerb-appeal.

Internally there is a porch that leads into a commanding entrance hallway. The eye is drawn through the house and out through patio doors at the rear providing beautiful views out over the garden. The daytime accommodation all sits at the rear of the property making the most of the southerly facing aspect and access to the garden. The daytime accommodation comprises of a large living room with fireplace, opening into a conservatory with tiled roof. A further reception area sits at the foot of the hallway and extends to a large open-plan dining kitchen with beautiful fittings and Quartz worktops. A utility room and rear hall provide additional storage options, whilst a play room off the kitchen to the front provides a versatile space that could also be used as a home office or additional bedroom.

To the front of the bungalow sit the two large double bedrooms, both offering beautiful bay windows allowing extra space and character charm. Both bedrooms are adorned with fitted furniture with the master opening into a dressing area and en-suite shower room. A family bathroom sits off the hallway and completes the internal accommodation. Also worth a mention is the extensive loft space that spans the floor space of the original bungalow. This is currently accessed via a loft hatch located in the bathroom, but would be ideal to convert to create additional space. This would of course be subject to the usual planning, but with a great floor space and head height it could significantly increase the square footage of the property. If extra space is not needed, then the loft remains a super storage area.

*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.*

