

6 Ladythorn Road, Bramhall

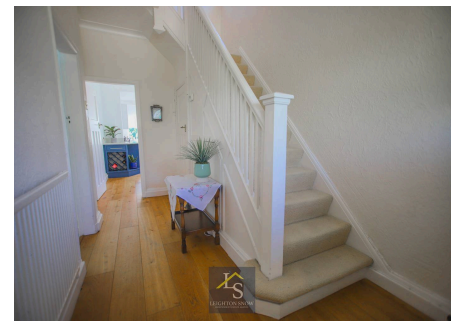
£675,000 Leasehold

OFF ROAD PARKING FOR MULTIPLE CARS • SOUTH WEST FACING GARDEN • TWO DOWNSTAIRS RECEPTION ROOMS •
DETACHED GARAGE • POSITIONED ON ONE OF BRAMHALL'S MOST PRESTIGIOUS ROADS • PERIOD FEATURES
THROUGHOUT

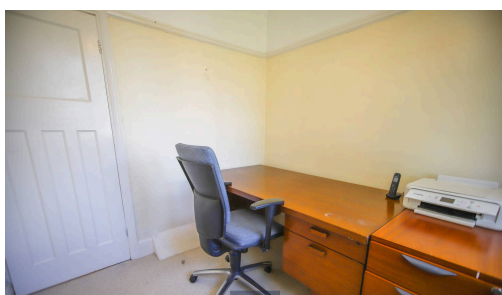


Council Tax band: E

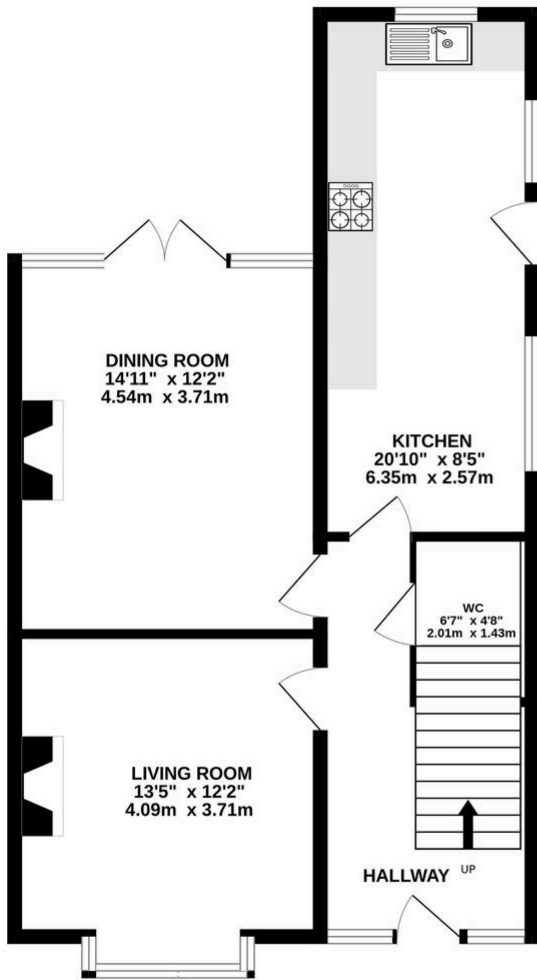
Tenure: Leasehold



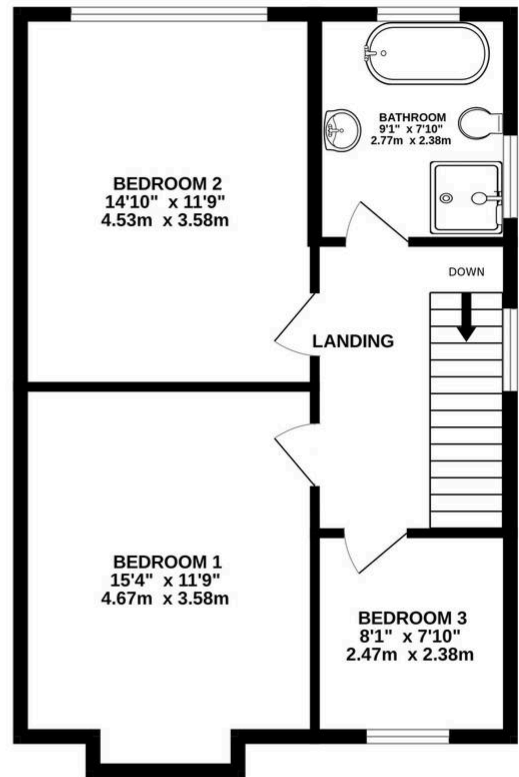
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GROUND FLOOR
634 sq.ft. (58.9 sq.m.) approx.



1ST FLOOR
570 sq.ft. (53.0 sq.m.) approx.



TOTAL FLOOR AREA : 1205 sq.ft. (111.9 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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Situated on one of Bramhall's most prestigious roads, this elegant property boasts a wealth of period charm. Upon entering, you are welcomed by a spacious entrance hall that highlights the home's original features, and hosts a downstairs W/C for added convenience. The ground floor offers two generous reception rooms, each thoughtfully arranged to provide versatile living and entertaining spaces. The reception room, positioned to the front of the property, offers a wonderful bay window, allowing for ample natural light, whilst the reception room to the rear, there are stunning double doors, opening up onto a lovely patio area. The well-proportioned kitchen is fitted with a range of quality units and appliances, providing ample storage and workspace for every-day living.

Upstairs, the property boasts three good-sized bedrooms, two of which are double, ensuring comfortable and private accommodation. The family bathroom is tastefully appointed with a modern suite, complemented by classic tiling and fittings that reflect the home's heritage. The family bathroom to the rear of the property, offers a wash hand basin, W/C, free standing bath and a walk-in shower.

To the rear of the property, there is a fabulous south west facing garden, boasting a wonderful space for both relaxation, and al-fresco dining within the summer time. The garden is primarily laid to lawn, featuring a patio area, just beyond double doors from the property's second reception room.

Additional highlights of this wonderful home include a detached garage, providing secure storage or workshop space, and off-road parking for multiple vehicles. The home is ideally positioned for access to Bramhall's excellent local amenities, highly regarded schools, and convenient transport links, making it a perfect choice for families and professionals alike.

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.



