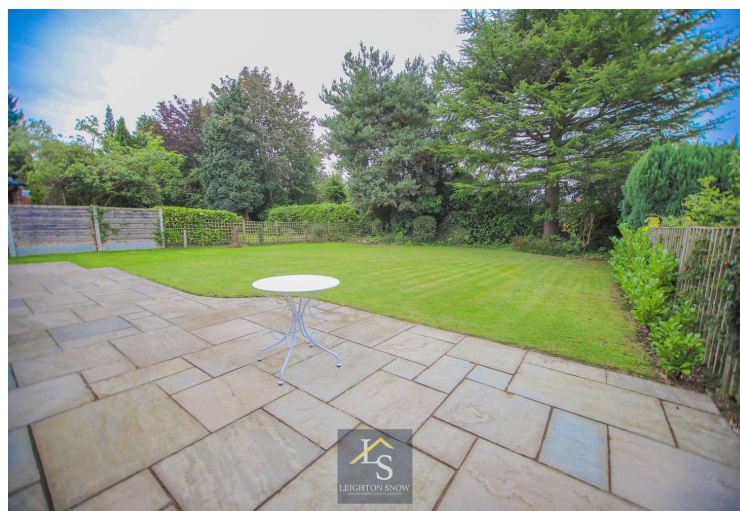




45 Roundway, Bramhall

£600,000 Freehold

TWO DOUBLE BEDROOMS • FULLY RENOVATED IN 2017 INCLUDING A FULL RE-WIRE • MODERN KITCHEN AND BATHROOM
• LARGE WEST-FACING REAR GARDEN • GARAGE • NO ONWARD CHAIN



A fabulous two double bedroom bungalow situated less than half a mile into Bramhall Village. Extensively renovated in 2017, this lovely home is in immaculate condition with a modern kitchen and bathroom and neutral décor throughout. Offered for sale with no onward chain, this bungalow could be yours before Christmas.

Council Tax band: E

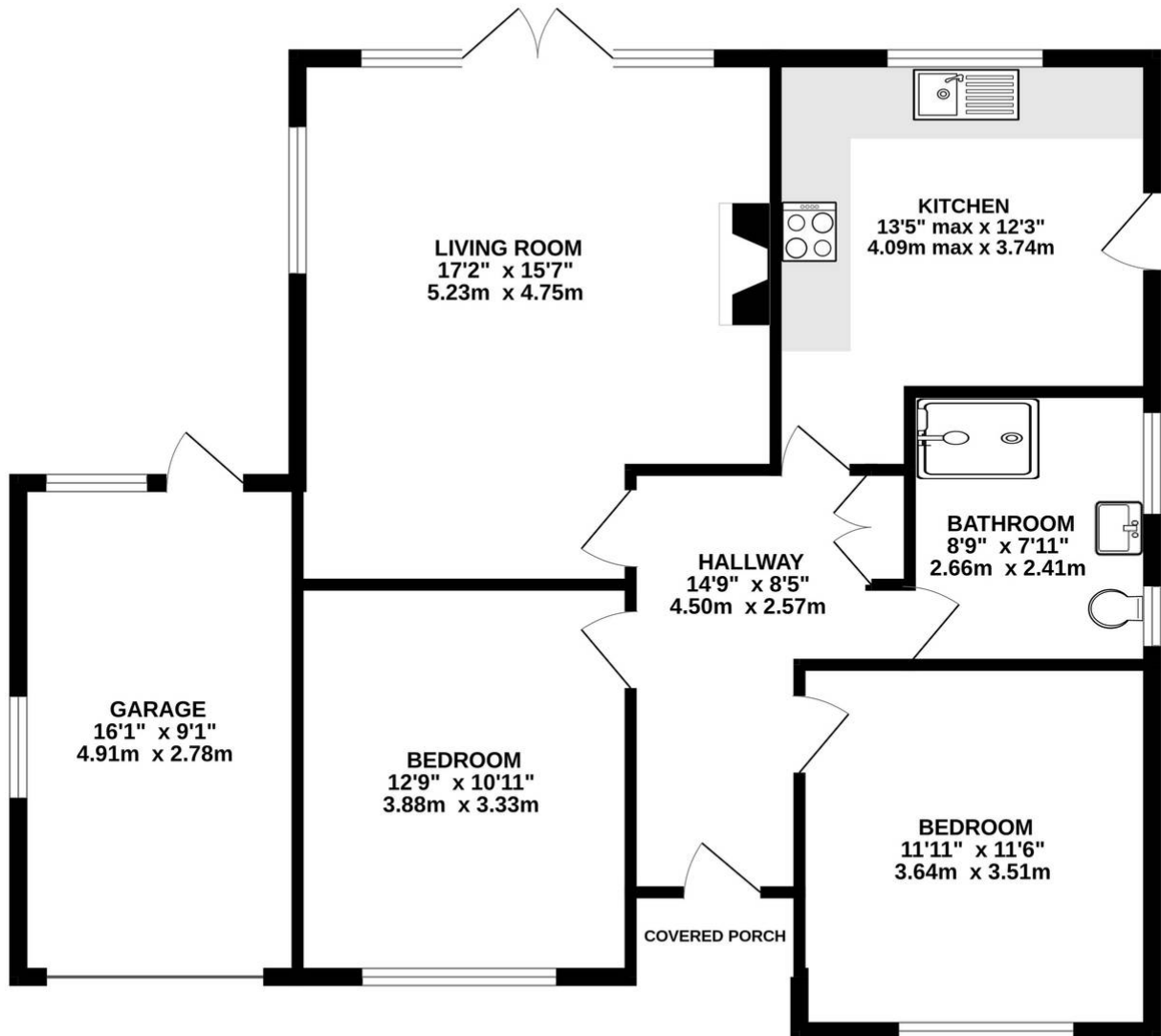
Tenure: Freehold



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GROUND FLOOR
994 sq.ft. (92.4 sq.m.) approx.



TOTAL FLOOR AREA : 994 sq.ft. (92.4 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 on Roundway is this marvellous 1950's bungalow. With generous room proportions and a convenient layout it is ready to move straight in to. The current owner purchased the property in 2017 and carried out extensive renovations that same year including: new windows and doors, full re-wire, new boiler, new kitchen, new bathroom, redecorated throughout including new flooring. Two years later in 2019 a new garden patio and driveway were laid, and this year (2026) smart meters have been installed. There is nothing left to do other than to move in and relax. Having said that, if you would like more space, the plot is large and would comfortably house an extension, or you could also convert the loft space as many others on the road have (these would both be subject to planning permission).

A brief overview of the layout is; a covered porch leads into a welcoming entrance hallway. From the hallway sits doors to each room. The two bedrooms are positioned to either side of the hallway at the front of the property and are both generous doubles. The living room sits at the rear with dual aspect windows and patio doors leading out on to the garden. A modern gas fireplace makes a lovely focal point to the room as well as providing an extra source of heat for the colder months. Alongside the living room is the kitchen; this comprises of white cupboards and drawers with integrated appliances under sat under Corian worktops, and plenty of space for a dining table and chairs. There is a side door from the kitchen to the garden. The shower room is the final room and is a contemporary three piece suite including large walk-in shower, WC and wash hand basin. Storage can be found in the hallway with a coats cupboard, as well as in the loft space which is boarded and insulated. The loft is accessed via a drop-down ladder from the garage. There is no internal access from the bungalow into the garage, but there is an up and over door from the driveway, as well as access via a rear door from the garden.

Externally the property boasts superb kerb-appeal with a large front lawn sitting centrally behind a low brick wall. A generous driveway sits to one side of the lawn, whilst a pathway sits to the other side. There is access down both sides of the property to the rear garden. The garden is a beautiful and large space with mature trees and hedging providing a private aspect. A large patio runs along the rear of the bungalow whilst the rest of the garden is laid to lawn and enclosed by wooden fencing.

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.



