



48 Central Drive, Bramhall

Freehold

STUNNING OPEN PLAN KITCHEN • TURN-KEY CONDITION • NEW BATHROOM AND KITCHEN FITTED BY CURRENT OWNERS
• CLOSE TO BRAMHALL PARK • OFF-ROAD PARKING AND AMPLE ON ROAD PARKING • CLOSE TO LOCAL SHOPS,
SCHOOLS AND AMENITIES



Council Tax band: C

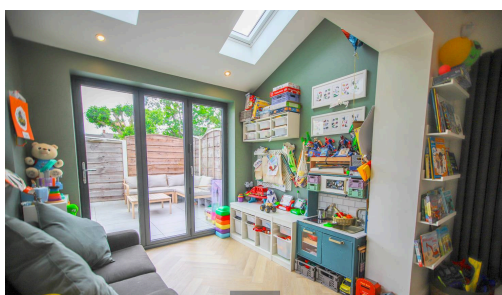
Tenure: Freehold

EPC Energy Efficiency Rating: D

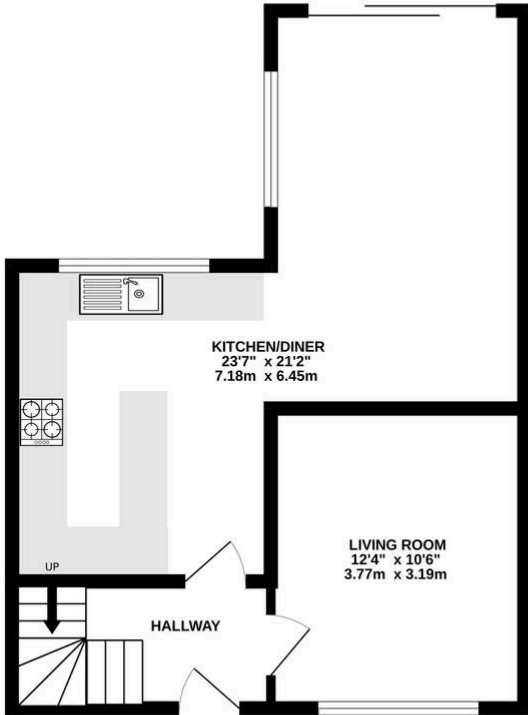
EPC Environmental Impact Rating: D



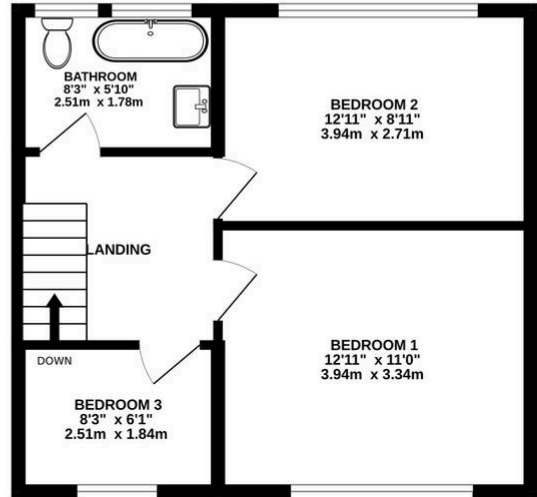
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GROUND FLOOR
496 sq.ft. (46.1 sq.m.) approx.



1ST FLOOR
420 sq.ft. (39.0 sq.m.) approx.



TOTAL FLOOR AREA : 916 sq.ft. (85.1 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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This beautifully presented three bedroom property offers an exceptional opportunity for those seeking a stylish, move-in ready home in a highly desirable location close to Bramhall Park. Finished to an impeccable standard by the current owners, the property boasts a stunning open plan kitchen that serves as the heart of the home, seamlessly connecting to the living and dining areas to create a sociable and contemporary space ideal for both family life and entertaining guests.

Upon entering the property, you are welcomed into a spacious, and inviting entrance hallway, offering space for coats, and shoes. Just off the hallway, there is a wonderful living room, adorned with natural light, offering a generous space, for relaxation. The open plan kitchen is positioned to the rear of the property, boasting bi-fold doors, allowing for seamless living both inside and out. The kitchen has been recently refitted with high quality units, integrated appliances and tasteful finishes, while the adjoining reception areas benefit from abundant natural light and a neutral décor that enhances the sense of space throughout, allowing for a dining area and further sitting area. The kitchen, and living area to the rear of the property boasts under-floor heating, offering an added comfort to the property.

Upstairs, three well-proportioned bedrooms provide comfortable accommodation, with each room thoughtfully designed to maximise both comfort and practicality. The newly fitted bathroom boasts modern fixtures, elegant tiling and a sleek design, fitted with a modern three piece suite, offering a bath with a shower over, wash hand basin and W/C.

Externally, to the front, the property boasts an electric car charging port, a driveway, offering off-road parking, with additional on-road parking available for visitors. To the rear, the garden boasts a generous patio area, with Astro-turf fitted primarily within the garden, creating a perfect space for relaxation and al-fresco dining in the summer.

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.

