



17 Rushton Drive, Bramhall

£350,000 Freehold

GENEROUS WEST FACING GARDEN • THREE WELL PROPORTIONED BEDROOMS • OFF ROAD PARKING • CLOSE TO LOCAL SHOPS AND AMENITIES • NEARBY BRAMHALL PARK • WELL MAINTAINED THROUGHOUT



Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating:

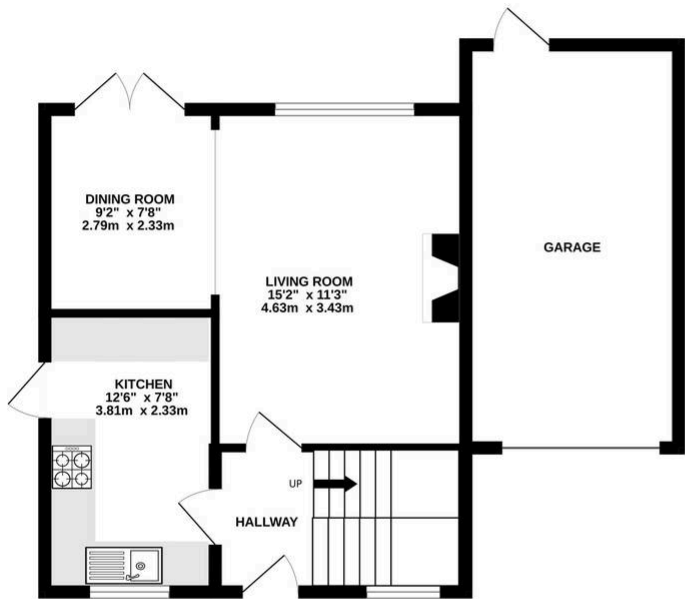
EPC Environmental Impact Rating: E



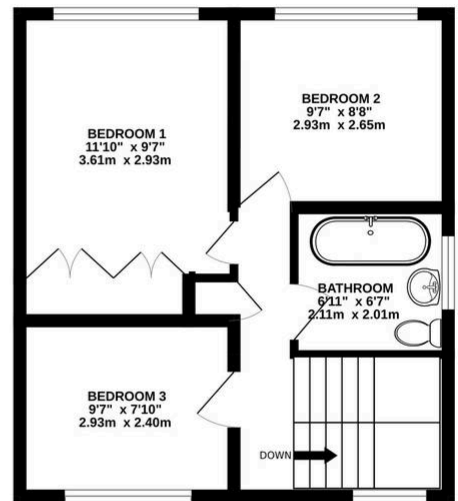
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GROUND FLOOR
575 sq.ft. (53.4 sq.m.) approx.



1ST FLOOR
416 sq.ft. (38.6 sq.m.) approx.



TOTAL FLOOR AREA : 991 sq.ft. (92.0 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 detached house offers an excellent opportunity for a range of buyers, ranging from families to first time buyers, seeking a well maintained home in a highly desirable location. Practically positioned close to a range of local shops and amenities, as well as the popular Bramhall Park, this property boasts excellent convenience.

Upon entering, you are welcomed by a spacious hallway, offering access to the downstairs areas. To the front of the property, there is a well appointed kitchen featuring ample storage and workspace, offering an excellent culinary space. To the rear, the property offers a brilliantly sized living room, adorned with natural light. Adjacent to this, accessed via the covered opening, there is a dining space, offering double doors leading out onto the garden. These lovely reception areas, boast wonderful views over the well-manicured garden areas.

To the first floor of the property, there are three well-proportioned bedrooms, providing plenty of space for family members or guests. The master bedroom, positioned at the rear of the property offers fitted wardrobe, providing plentiful storage space. The property has a good-sized family bathroom, currently comprised of a three piece suite, including a bath with a shower over, a W/C and a wash hand basin. This bathroom offers a fantastic space for modernisation.

Externally, the property benefits from a generous west facing garden, ensuring plenty of natural light throughout the home, enhancing the sense of space and warmth. To the front of the property, there is a generous driveway ensuring ample off road parking, boasting both convenience and security for residents. The house has been thoughtfully maintained throughout, with neutral décor and quality finishes allowing buyers to move in and add their own modernising touches over time. Located within easy reach of excellent schools, transport links, and local facilities, such as cafes and shops, this home is perfectly positioned for those seeking practicality.

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.



