

14 Padstow Drive, Bramhall

£590,000 Freehold

FOUR BEDROOMS • SOUTH-FACING GARDEN • BEAUTIFULLY PRESENTED THROUGHOUT • OPEN-PLAN DINING KITCHEN
• DETACHED GARAGE • LARGE DRIVEWAY AND FRONT LAWN • EV CHARGING POINT • NEW COMBI BOILER IN 2023
AND NEW CARPETS THROUGHOUT 2026



Council Tax band: E

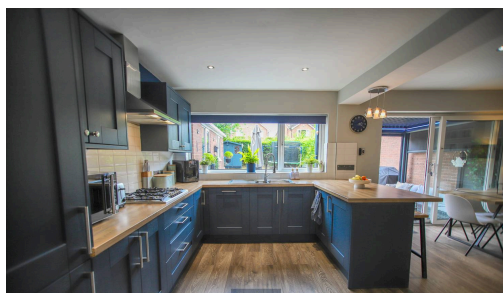
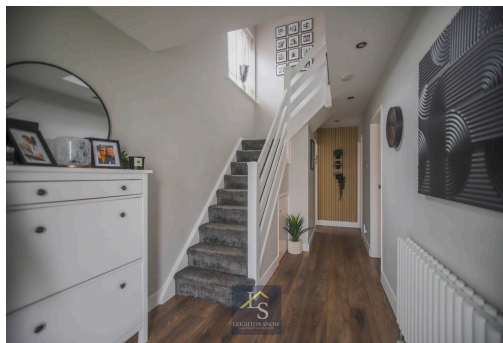
Tenure: Freehold

EPC Energy Efficiency Rating: D

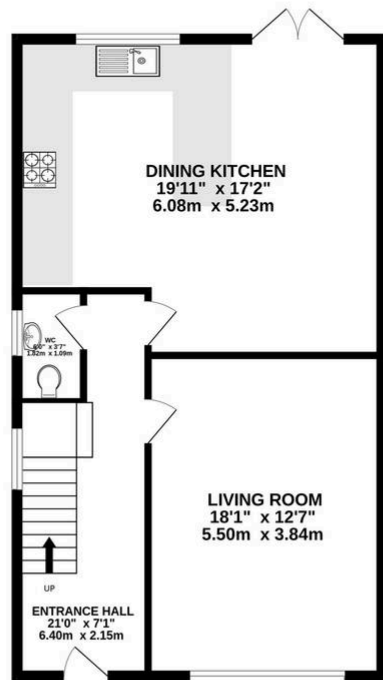
EPC Environmental Impact Rating: D



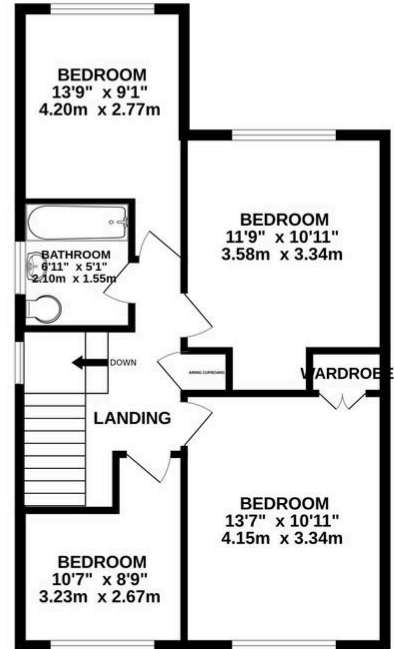
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GROUND FLOOR
805 sq.ft. (74.8 sq.m.) approx.



1ST FLOOR
600 sq.ft. (55.8 sq.m.) approx.



TOTAL FLOOR AREA : 1405 sq.ft. (130.6 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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A fabulous family home boasting immaculate and modern accommodation ready to move straight in to. Positioned on Bramhall's ever-popular 'Dairyground' estate in close reach of sought-after schools and superb transport links. This wonderful home is offered for sale with no onward chain.

This fantastic home, offers spacious and contemporary living, thoughtfully designed for modern family lifestyles. Upon entering, there is a wonderful, bright hallway leading through to the principal rooms in the property; the living room and kitchen diner. The heart of the home is the impressive open-plan dining kitchen, complete with high-quality fittings and ample space for family meals and social gatherings. To the front of the property, there is a brilliantly sized living room, adorned with natural light, entering via the large window, overlooking the lawned front garden.

Four well-proportioned bedrooms provide flexible accommodation, whether you require additional space for a home office, guest room, or growing family. The principal bedroom benefits from fitted wardrobes, and a superb built-in dressing table. To the rear of the property there are two further double bedrooms, offering additional bedroom space, with the further fourth bedroom positioned to the front. The modern family bathroom, positioned within easy access of all bedrooms, is currently fitted with a modern three piece suite, comprised of a bath with a shower over, a W/C and a wash-hand basin.

Throughout the home, the décor is fresh and neutral, complemented by new carpets fitted in 2026, ensuring a brilliant turn-key property. Additionally, property is equipped with a new combi boiler installed in 2024, offering efficient and reliable heating.

Externally, to the front of the property, there is an incredibly generous driveway, boasting ample off road parking, with a lovely lawned area positioned adjacent to this, enhancing the property's kerb appeal. To the rear, the property benefits from a good-sized south facing garden, primarily laid to lawn. The garden boasts a generous patio area, fitted with an aluminium pergola, fitted with LED lighting and heating, and screens which make the space useable all year round including the winter! The vendors have truly maximised the garden space, with a fantastic 'wellness area' offering a sauna and hot tub for relaxation. With its blend of style, comfort, and practicality, this detached residence is perfectly suited to buyers seeking a high-quality family home in a desirable location.

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.

