



138 Rushton Drive, Bramhall

£275,000 Freehold

MODERN KITCHEN AND BATHROOM • CLOSE TO LOCAL SHOPS AND AMENITIES • SHORT WALKING DISTANCE TO BRAMHALL PARK • THREE BEDROOMS, TWO OF WHICH ARE DOUBLE • IDEAL FOR FIRST TIME BUYERS AND INVESTORS



Council Tax band: B

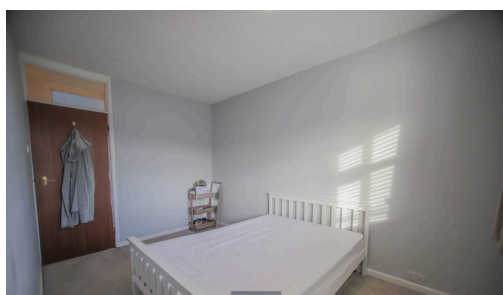
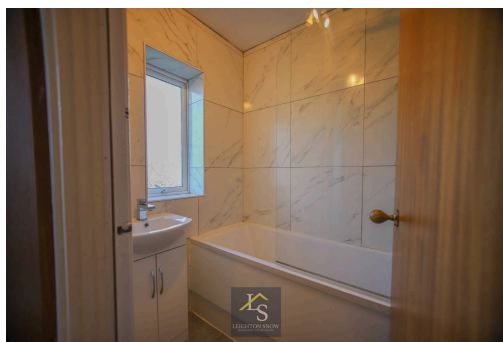
Tenure: Freehold

EPC Energy Efficiency Rating: C

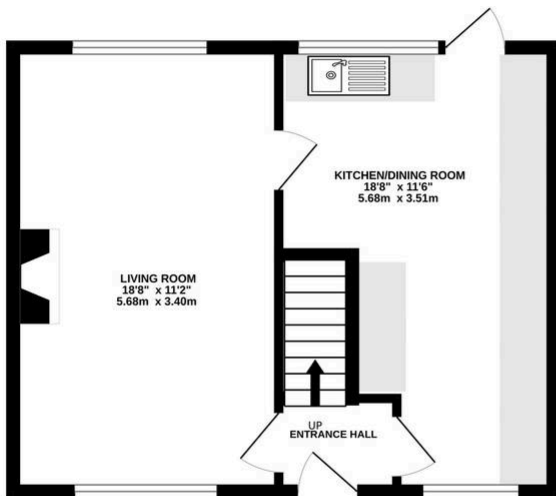
EPC Environmental Impact Rating: D



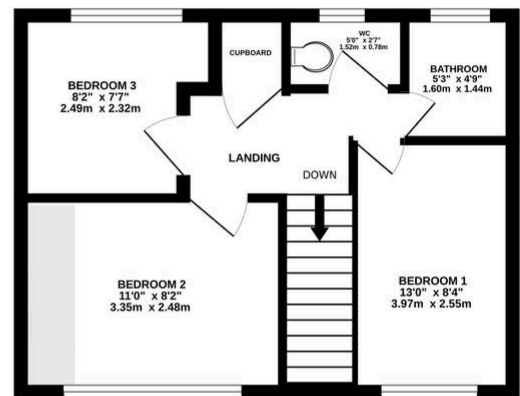
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GROUND FLOOR
435 sq.ft. (40.4 sq.m.) approx.



1ST FLOOR
326 sq.ft. (30.3 sq.m.) approx.



TOTAL FLOOR AREA : 761 sq.ft. (70.7 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 in a hugely popular residential location in Bramhall, this lovely mid-mews property comes to the market offering an excellent opportunity. This lovely home has been well presented and maintained throughout and comes to the market with no onward chain. Positioned in a convenient location, close to local shops and amenities, Bramhall Park and popular transport links, this property is incredibly practical.

Upon entering the property, you are welcomed by an entrance porch/hallway area, seamlessly connecting you to both the kitchen and the living room. The living room offers a wonderful bright space for relaxation, whilst the kitchen boasts modern fitted units, providing plenty of storage space. Both the kitchen and living room are wonderfully bright and airy with a fabulous dual aspect overlooking both the garden and the front of the property. To the first floor of the property there are three well-proportioned bedrooms, a bathroom comprising of a bath with a shower over and a wash hand basin and a separate W/C.

Externally, the property offers a generously sized garden area providing a private outdoor space perfect for both relaxation or entertaining guests and a gated paved entrance area to the front. Although there is no driveway, there is plenty on-road parking in and around the area.

This well laid out property offers a fantastic opportunity for all buyers, from first time buyers to buy to let investors.

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.

