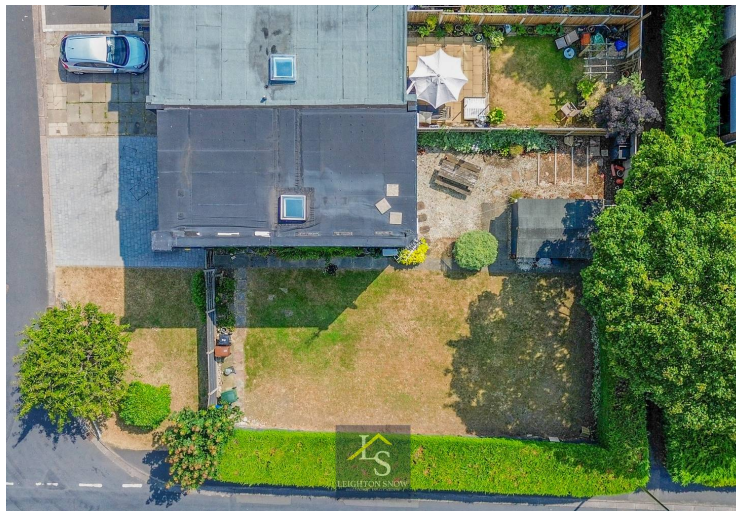




2 Newquay Drive, Bramhall

£425,000 Leasehold

SOUTH FACING GARDEN • LARGE CORNER PLOT • FOUR BEDROOMS, TWO BATHROOMS • TWO RECEPTION ROOMS •
OPEN-PLAN DINING KITCHEN • 0.4 MILES TO BRAMHALL TRAIN STATION • CLOSE TO SOUGHT AFTER SCHOOLS AND
BRAMHALL VILLAGE



A fantastic townhouse offering excellent space and versatility over three floors. With four bedrooms, two bathrooms, two reception rooms, a fabulous dining kitchen as well as plenty of storage options, this super home has all the space on offer a growing family could need. The property is positioned 0.5 miles from Bramhall village on a large corner plot boasting a large south-facing rear garden.

Council Tax band: C

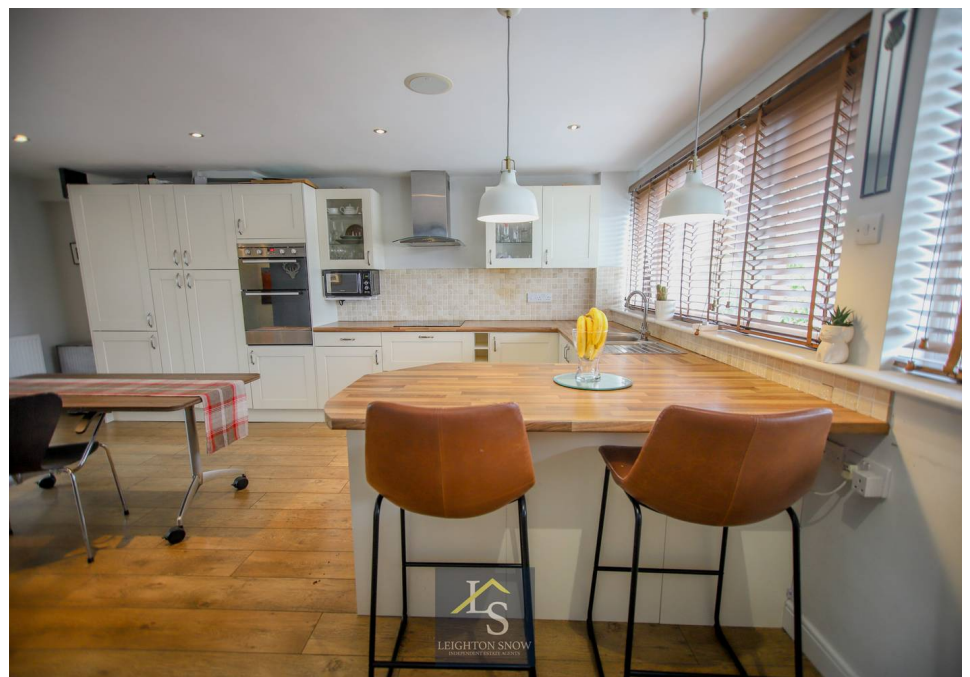
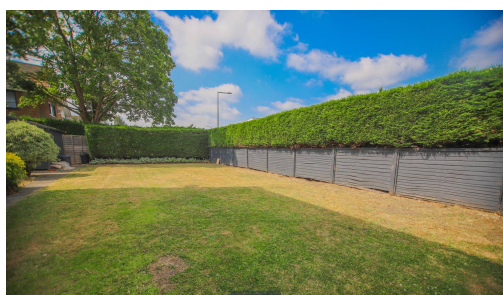
Tenure: Leasehold

EPC Energy Efficiency Rating: C

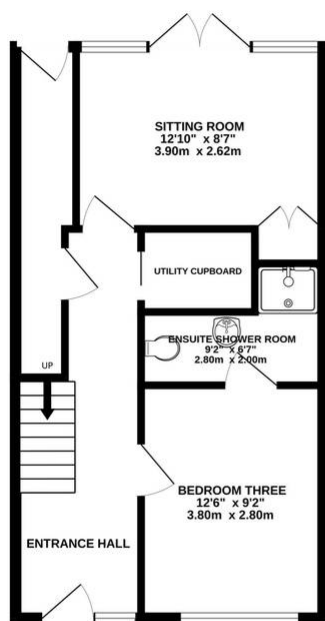
EPC Environmental Impact Rating: D



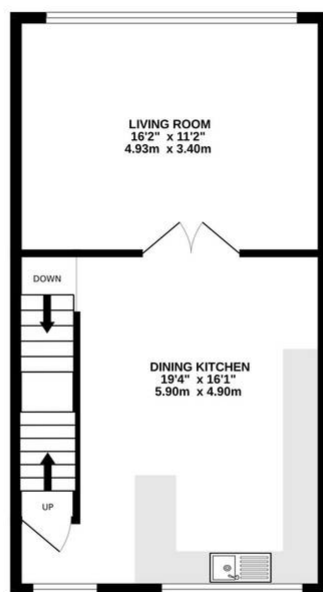
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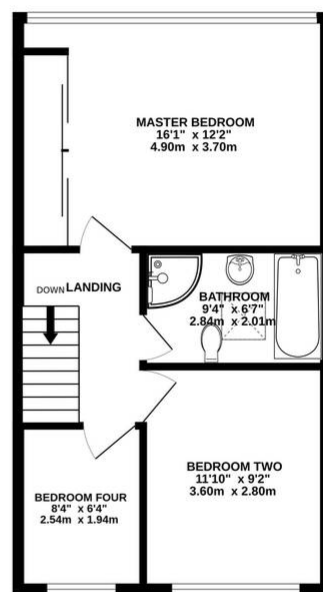
GROUND FLOOR
495 sq.ft. (46.0 sq.m.) approx.



1ST FLOOR
495 sq.ft. (46.0 sq.m.) approx.



2ND FLOOR
497 sq.ft. (46.2 sq.m.) approx.



TOTAL FLOOR AREA : 1487 sq.ft. (138.1 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.
Made with Metropix ©2026

This marvelous family home offers brilliant space with a layout that can adapt to each families growing needs. Sat behind a driveway there is parking for two cars with the potential to create more off-road parking (subject to approval). The front door leads you into a welcoming entrance hall. The ground floor boasts a double en-suite bedroom and a lovely sitting room that overlooks the rear garden and provides access out to the patio via double French doors. Two large storage rooms are also found on this floor providing excellent storage and space for washing machine and tumble drier.

The first floor is a fabulous open-plan dining kitchen and living room. Double doors separate the living room but are open to glass so let the light through the space allowing a spacious dual-aspect feel. The window at the rear provides views over the garden and makes the most of the south-facing aspect. The kitchen area is open and modern with shaker-style units and a breakfast bar. An enclosed staircase leads up to the second floor where there are two double bedrooms, a single bedroom and the four-piece family bathroom.

Externally the corner plot offers superb outside space. There is a large patio area with a generous wooden shed that sits off the sitting room. This opens on to the garden at the side which is laid to lawn and enclosed by wooden fencing and mature hedging offering a great degree of privacy. This large space makes for a brilliant garden with plenty of room for children to run and play. It also offers potential to extend the existing house to create further internal space (subject to planning).

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.



