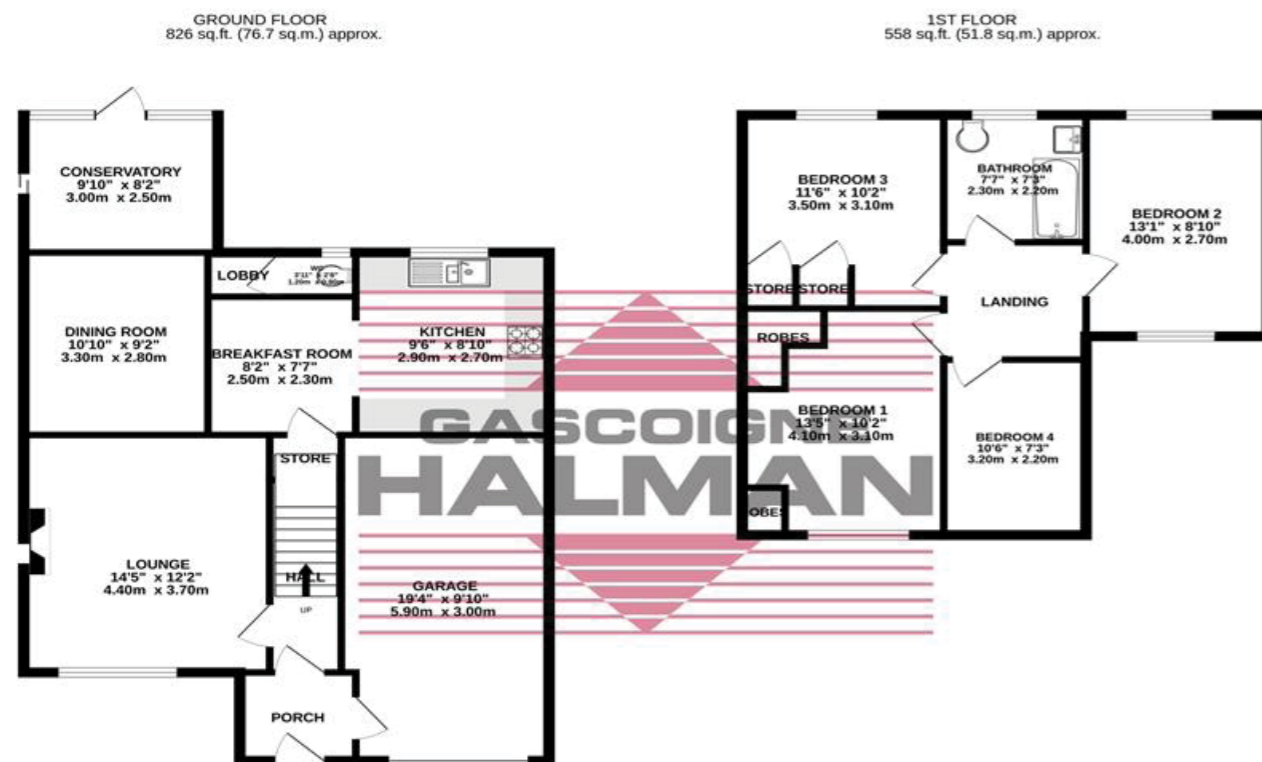


1 LYTHAM DRIVE
Bramhall
£485,000



TOTAL FLOOR AREA: 1384 sq.ft. (128.5 sq.m.) approx.
 Measurements are approximate. Not to scale. Illustrative purposes only.
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NOTICE
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THE AREAS LEADING ESTATE AGENCY

A spacious and extended detached family home offering excellent room size throughout to include 4 bedrooms, 3 reception rooms plus conservatory, private garden and ample parking including an integral garage.

Bramhall
 9, Ack Lane East, BRAMHALL SK7 2BE
 0161 439 5555 | bramhall@gascoignehalman.co.uk

gascoignehalman.co.uk



GASCOIGNE HALMAN

- A spacious detached family home
- Easy to maintain, private garden
- Close to local schools
- Wide driveway providing ample parking

- 4 generous bedrooms, 3 reception rooms including a conservatory
- uPVC double glazing and gas fired central heating
- Highly sought after location off the popular Seal Road
- Downstairs WC

£485,000

1 LYTHAM DRIVE

Bramhall



Lytham Drive is situated in an excellent location off Seal Road in a popular residential location. The house is fronted by a double-width driveway providing side-by-side parking in addition to a pretty garden which is laid to lawn with flowerbeds. To the rear the garden is paved for ease of maintenance, interspersed with well-stocked flowerbeds and enjoys a great deal of privacy from neighbouring properties. Internally the well balanced accommodation offers excellent room sizes throughout to include a porch and hallway with access to the garage with electric door. The lounge is situated to the front which features an excellent fireplace and opens to a good size dining room and sliding

patio doors lead to a good size conservatory. In addition there is a breakfast room and downstairs WC whilst the kitchen is fitted with a range of units and appliances. To the first floor there are 4 generous bedrooms, 2 of which have built-in storage and a further 2 good size bedrooms all served by a well-appointed bathroom fitted with a 3-piece-suite including a bath and electric shower. The accommodation is complimented by uPVC double glazing and gas fired central heating run on a vaillant combi boiler.

LOCATION

The property is located a short distance from the village that offers a wide range of shops that meet every day needs. Bramhall has a good recreation centre and a wide variety of

pubs, bars and restaurants. The schools in the area are for all age groups and have an excellent reputation. Bramhall and Cheadle Hulme railway stations offer convenient access to the Manchester city centre, along with the towns of Stockport and Macclesfield. The larger shopping centres of Handforth Dean and Cheadle Royal are only a short drive away along with a motorway network connection to Manchester International Airport.

DIRECTIONS

Leaving Bramhall in a northerly direction on Bramhall Lane South, after proceeding under the railway bridge take the second turning on the right into Ladythorn Road, turning first left into Dairyground Road. Take the second tuning on the

right into North Cote Road following the road round turning left into Delphur Road turning first right into Seal Road and follow the road round before reaching the school turn right into Lytham Drive where the property can be found situated on the left hand side. SK7 2DL.

TENURE

Freehold
SERVICES (NOT TESTED)

Services have not been tested and you are advised to make your own enquiries and/or inspections.

LOCAL AUTHORITY

Stockport Borough Council. Council Tax Band E

VIEWING

Viewing strictly by appointment through the Agents.

TWENTY NETWORKED OFFICES THROUGHOUT CHESHIRE, SOUTH MANCHESTER & THE HIGH PEAK



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