



**GASCOIGNE
HALMAN**

Manor Road, Bramhall, Stockport
Offers in Region of £1,400,000

THE AREA'S LEADING ESTATE AGENCY



Situated in one of Bramhall's premier residential locations with stunning unrivaled views across Bramhall Park Golf Club, a substantial and character 1930's detached family home offering 4 bedrooms, 2 bathrooms, 4/5 reception rooms and lovely well-tended mature south-facing gardens.

Property details

- Stunning mature south-facing gardens overlooking Bramhall Park Golf Club
- Beautiful 1930s detached family home
- 4 good size bedrooms, 4/5 reception rooms
- Situated in one of Bramhall's finest residential locations
- Set within a generous plot just over 1/3 of an acre
- Utility and downstairs WC
- Superbly fitted breakfast kitchen
- Double glazing and gas fired central heating



About this property

This fine example of 1930s detached architecture offers substantial accommodation with many character features. Special mention must be made of the lovely, uninterrupted viewings adjoining Bramhall Park Golf Club, complimented by mature gardens which provides to the front, ample off road car parking whilst to the rear incorporates crazy paved patios and pathways, ornamental water feature and pond with lovely lawn areas interspersed with well-stocked herbaceous borders, in all a total plot size of over 1/3 of an acre.

Internally the characterful accommodation has been much improved over the years to provide generous and a well-planned layout. On the ground floor a lovely reception hallway includes a downstairs WC, whilst the principle lounge is over 20' in length, featuring a large inglenook. This room is further enhanced by an archway into a lovely sitting room with picture window over looking the garden. The ground floor continues to impress with a dining room which is over 18' in length, separate family room with double doors to outside, superbly fitted breakfast kitchen with a host of appliances and granite worktops benefiting from a separate utility room. In addition there is a superb conservatory which overlooks the garden.

To the first floor there are 4 generous bedrooms, the master of which features an en-suite shower room with hidden access through the wardrobes and features a fully tiled 4-piece-suite including a separate shower enclosure. The family bathroom is fully tiled and fitted with 4-piece-suite with shower bath. Double glazing is installed along with gas fired central heating and the breath-taking views provide all year round interest.











DIRECTIONS

SK7 3LY

COUNCIL TAX BAND

Council Tax Band G

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 Metropolitan Borough Council

VIEWING

Viewing strictly by appointment.

EFFICIENCY RATING

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

PRIMARY SOURCE OF HEATING

Gas Central Heating

PRIMARY ARRANGEMENT FOR SEWERAGE

Mains Supply

PRIMARY SOURCE OF ELECTRICITY

Mains Supply

PRIMARY SOURCE OF WATER

Mains Supply

BROADBAND CONNECTION

Ask Agent

ANY EASEMENTS, SERVITUDES OR WAYLEAVES?

Ask Agent

ARE THERE ANY RESTRICTIONS ASSOCIATED WITH THE PROPERTY

Ask Agent

THE EXISTENCE OF ANY PUBLIC OR PRIVATE RIGHT OF WAY?

Ask Agent

SOURCES OF FLOODING

Ask Agent

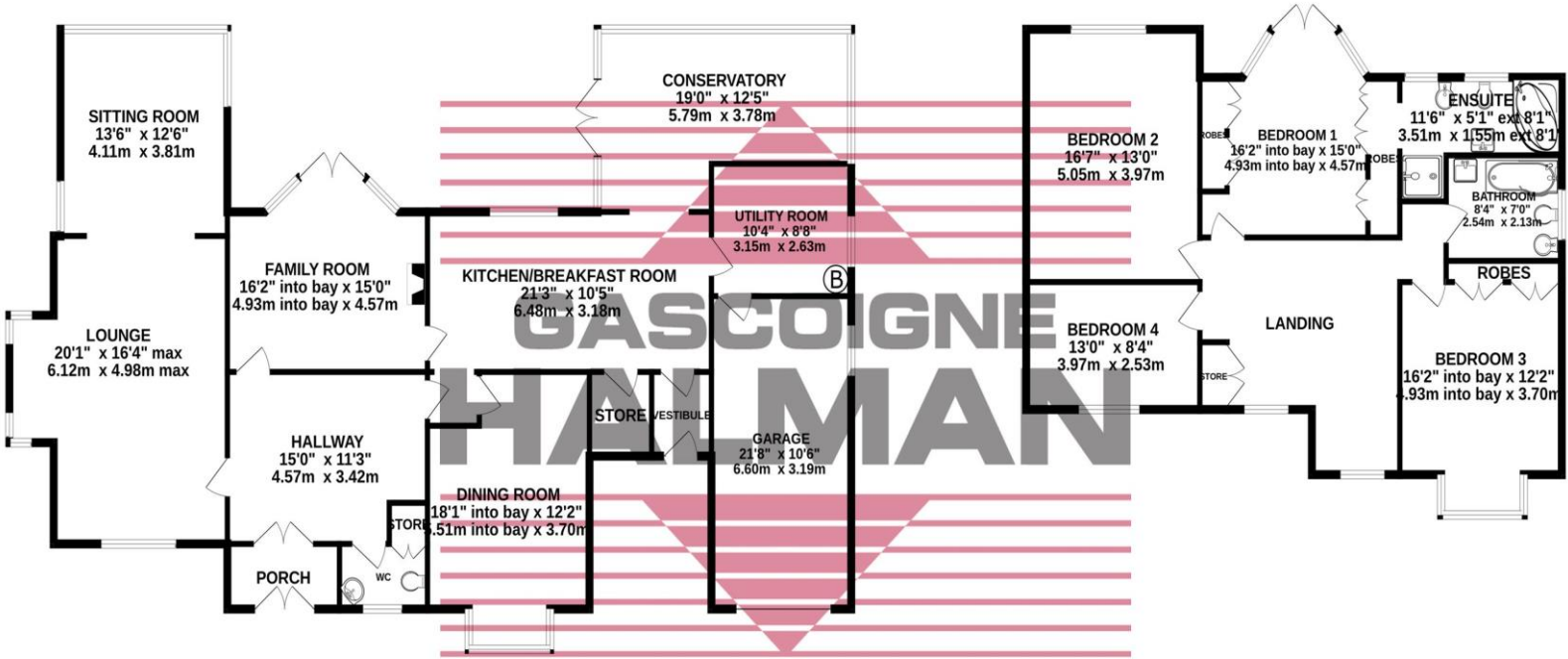
HAS PROPERTY BEEN FLOODED IN 5 YEARS

Ask Agent

NOTICE Gascoigne Halman for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Gascoigne Halman has any authority to make or give any representation or warranty whatever in relation to this property.

GROUND FLOOR
1831 sq.ft. (170.1 sq.m.) approx.

1ST FLOOR
1027 sq.ft. (95.4 sq.m.) approx.



TOTAL FLOOR AREA : 2858 sq.ft. (265.6 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only
Made with Metropix ©2024



THE AREA'S LEADING ESTATE AGENCY

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