



**GASCOIGNE  
HALMAN**

Syddal Crescent, Bramhall, Stockport  
**£635,000**

THE AREA'S LEADING ESTATE AGENCY



This beautifully designed five bedroom, two bathroom family residence occupies a highly desirable cul-de-sac location, within walking distance to excellent Infant/Junior & Primary Schools as well as being within striking distance of Bramhall village. This high specification semi detached property has been meticulously upgraded and designed offering an elegant and sophisticated decor throughout.

## Property details

- Stunning Five Bedroom & Two Bathroom Family Home
- Wonderful Cul-de-Sac Location Ideal for Families
- High Specification Open Plan Kitchen Family Room
- Spacious Family Accommodation Approaching 1800 sq/ft
- Two Garages Providing Excellent Storage
- Close to Excellent Schools & Within Walking Distance of Bramhall Village



## About this property

Walking towards the head of the Syddal Crescent cul-de-sac you will stumble across this attractive and comprehensively extended semi detached family home. An entrance porch leads you into a welcoming hallway which in turn leads through to the superb bay fronted living room. The piece de resistance awaits beyond the hallway in the form of an outstanding kitchen family room which certainly forms the hub of the home. The bespoke kitchen with its centre island unit promotes a substantial entertaining area. The high quality quartz work surfaces offer excellent preparation space for those all important home cooked meals. There is ample space for a large dining table and chairs as well as various sofa's and the space can be used very flexibly to suit any buyers needs. Skylight windows pour light into the reception area whilst windows and double doors frame the views of the garden. A stylish shower room and WC and a well thought out spacious utility room are located adjacent to the kitchen area along with an integral garage displaying excellent storage capabilities too.









## DIRECTIONS

SK7 1HS

## COUNCIL TAX BAND

D

## 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 MBC

## VIEWING

Viewing strictly by appointment.

## EFFICIENCY RATING

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## PRIMARY SOURCE OF HEATING

Gas fired hot water radiators

## 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?

No

## ARE THERE ANY RESTRICTIONS ASSOCIATED WITH THE PROPERTY

No

## THE EXISTENCE OF ANY PUBLIC OR PRIVATE RIGHT OF WAY?

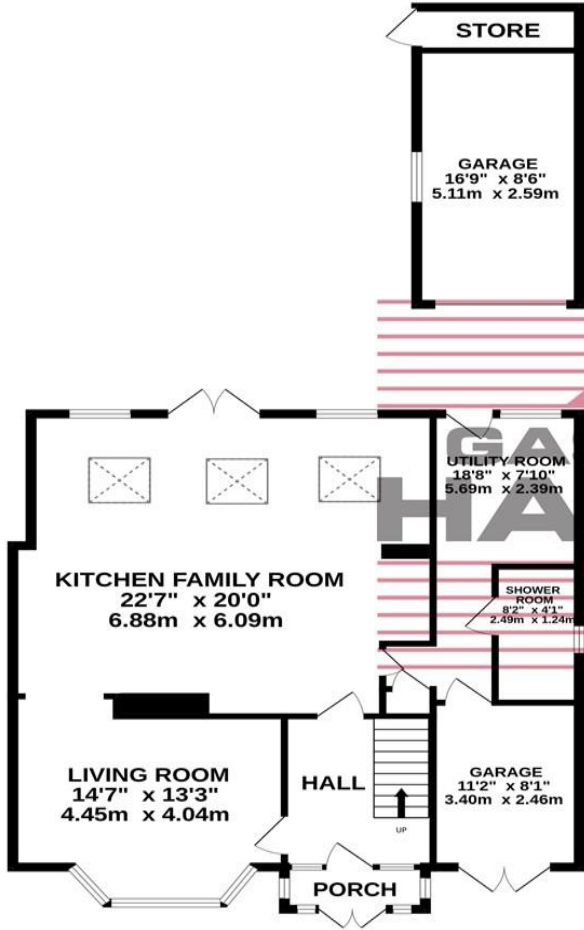
No

## HAS PROPERTY BEEN FLOODED IN 5 YEARS

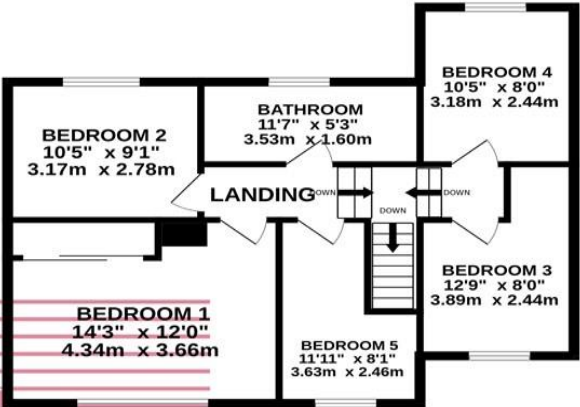
No

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  
1108 sq.ft. (102.9 sq.m.) approx.



1ST FLOOR  
659 sq.ft. (61.2 sq.m.) approx.





THE AREA'S LEADING ESTATE AGENCY

0161 439 5555 [bramhall@gascoignehalman.co.uk](mailto:bramhall@gascoignehalman.co.uk)  
9 Ack Lane East, Bramhall, Cheshire, SK7 2BE