



**GASCOIGNE  
HALMAN**

18 LEES ROAD, BRAMHALL, STOCKPORT, SK7 1BT

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THE AREAS LEADING ESTATE AGENT





## 18 LEES ROAD, BRAMHALL, STOCKPORT, SK7 1BT

### Offers Over £875,000

This rare to the market traditional bay fronted family home occupies a highly desirable location close to excellent schools and within walking distance of Bramhall village and Bramhall train station. The property consists of close to 2500 square feet of wonderful living accommodation across multiple levels. Internally the property offers a blend of original traditional features combined with a Shaker style Tom Howley kitchen and a contemporary family bathroom. With four bedrooms, three reception rooms, two bathrooms and a private west-facing garden, this property is certain to appeal to a variety of buyers.

- Stunning Bay Fronted Four Bedroom Semi Detached Family Home
- Impeccable Family Residence Forming Part of the Syddal Park Conservation Area
- Bespoke Handcrafted Traditional Inframe Tom Howley Kitchen Breakfast Room
- Wonderful Private Established West Facing Rear Garden
- Within Walking Distance of Bramhall Village & Bramhall Train Station
- Excellent Schools on the Doorstep such as Moss Primary School & Hursthead Infant & Junior School







Approaching the property via the sweeping stone driveway, you are greeted by a welcoming storm porch. The spacious entrance hall, with its attractive fireplace and original Edwardian stained-glass windows, invites you in. Two principal reception rooms offer a comfortable and generous living space. A feature log burner creates warmth in one of the reception rooms with an open fire creating a cosy atmosphere in the other. A high-quality Tom Howley shaker-style kitchen/breakfast room forms the hub of the home. Granite provides an attractive durable work surface and bespoke bench seating in the bay window offers a comfortable space for family gatherings around the breakfast table.

To the lower ground floor, an extensive conversion is divided into a utility room, WC and a large flexible living space which could be used as a cinema room, home office or playroom. Excellent storage includes a walk-in pantry, large wine rack and bookshelves. With professional waterproofing by Pure Property Basements, this is a cosy space and an incredibly useful addition to the home.

Moving up to the first floor, the galleried landing branches off into four generous bedrooms, two with bespoke fitted wardrobes. A Jack-and-Jill style en-suite has been added between two of the larger bedrooms, and the contemporary family bathroom is well equipped with a modern walk-in shower as well as a Japanese-style soaking tub. A loft room with skylight windows provides ample space for all those essential storage needs.

Externally, the property includes two sheds, the larger complete with lighting and electricity, useful for a range of appliances. To the rear of the property, steps from the Indian stone terrace lead down to a large private west-facing garden, laid to lawn and bordered with established shrubs and trees.

#### **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**

For SatNav Purposes: SK7 1BT

#### **TENURE**

Freehold with a Rent Charge of £12.00 per annum

#### **LOCAL AUTHORITY**

Stockport Metropolitan Borough Council - Council Tax Band F

#### **ENERGY PERFORMANCE RATING**

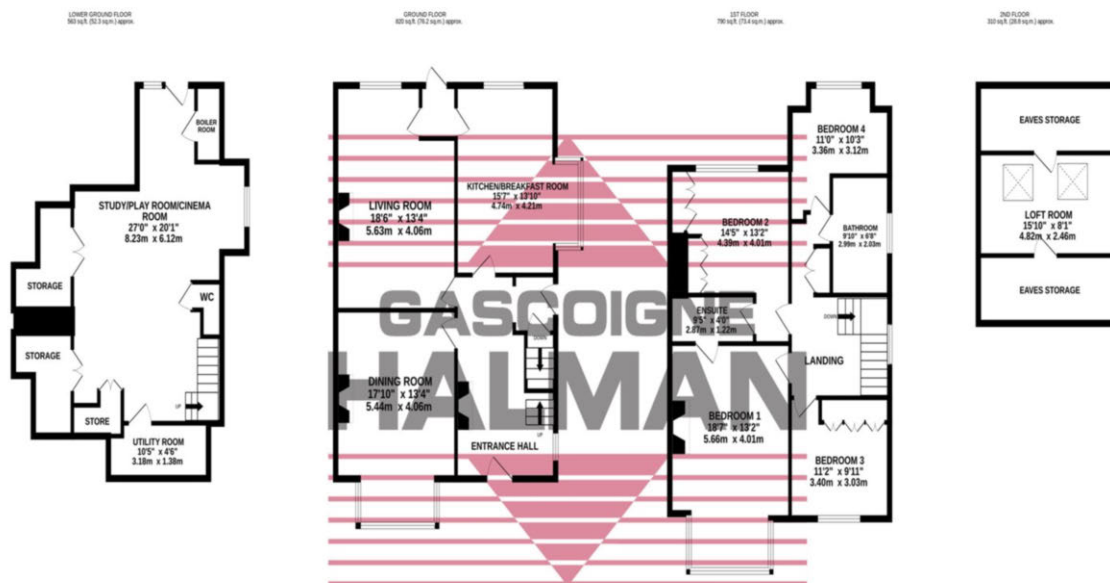
EPC Rating D

#### **VIEWING**

Viewing strictly by appointment through the Agents.

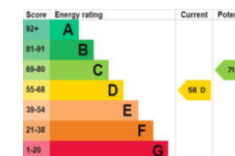
#### **SERVICES (NOT TESTED)**

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



TOTAL FLOOR AREA : 2483 sq.ft. (230.6 sq.m.) approx.  
 Measurements are approximate. Not to scale. Illustrative purposes only  
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## BRAMHALL OFFICE

0161 439 55 55  
 bramhall@gascoignehalman.co.uk  
 9 Ack Lane East, Bramhall, SK7 2BE

