



**GASCOIGNE
HALMAN**

Bridge Lane, Bramhall, Stockport
Offers Over £550,000

THE AREA'S LEADING ESTATE AGENCY



This select modern development, consisting of 5 luxury homes, was constructed to a high specification in 2004, although this particular property benefits from many recent upgrades in the last 5 years or so, including all new windows as well as black wood grained fascia. Occupying a highly desirable location with secure gated access, this wonderful family home provides a modern interior along with well proportioned bedrooms and reception rooms spread across three levels. With Bramhall Park on the doorstep it is easy to join in on those fun and free 5k Bramhall Park Runs every Saturday morning. Equally Hazel Grove High School & Bramhall High School are within easy reach as is Hazel Grove Leisure Centre. NO CHAIN

Property details

- Exclusive Development with Secure Gated Access
- Superb Accommodation Approaching 1800 sq/ft
- Four Large Double Bedrooms, Master with En-Suite & Balcony
- Single Garage & Residents Parking Available
- Walking Distance to Bramhall Park
- No Onward Chain for Added Convenience



About this property

This magnificent property enjoys a fantastic setting with Bramhall village and Bramhall Train station easily accessible. Internally this spacious property displays accommodation approaching 1800 sq/ft which is ideal for any family. To the ground floor you are welcomed into a hallway which includes a downstairs WC. Double doors lead you through to a superb kitchen breakfast room which in turns opens onto a large living room and dining room with double doors leading to the rear garden. To the first floor there are two large double bedrooms serviced by a family bathroom to the landing, however the master bedroom does benefit from an en-suite and balcony too. To the top floor there are two further well proportioned double bedrooms and there is also plenty of storage to consider too. With some creative planning there could also be the possibility to incorporate a further bathroom to the second floor too. Externally the property includes a single garage and residents parking, all of which is neatly tucked away behind secure double gates. Finally a rear garden offers an excellent degree of privacy for families to enjoy. NO CHAIN





DIRECTIONS

SK7 3AB

COUNCIL TAX BAND

F

TENURE

Leasehold

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		86 B
69-80	C	77 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

Cable

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?

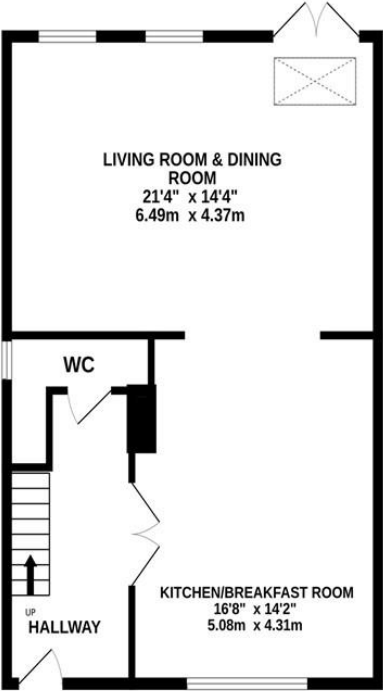
No

HAS PROPERTY BEEN FLOODED IN 5 YEARS

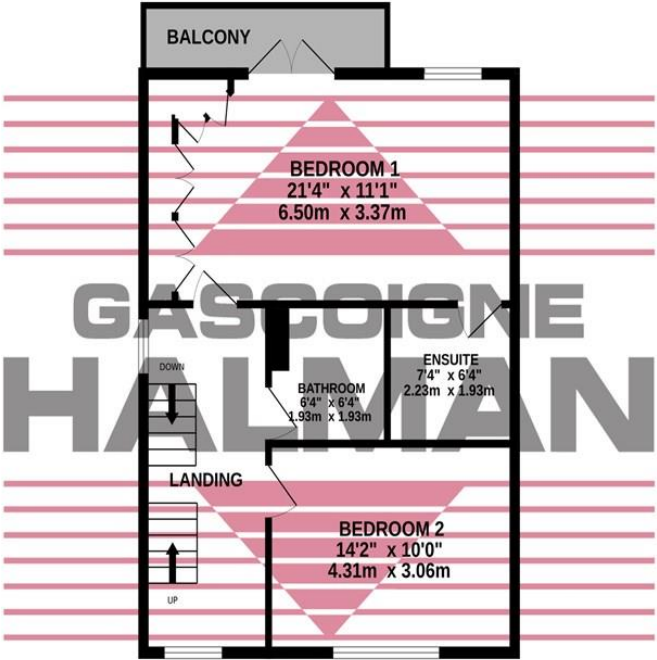
No

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.

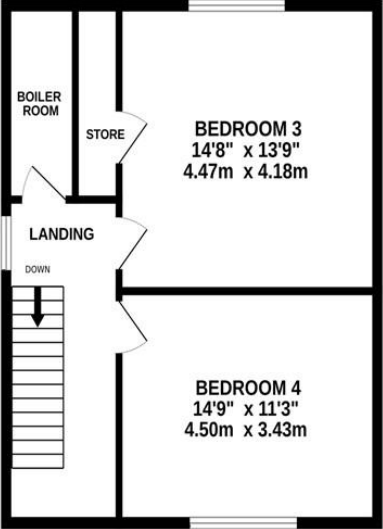
GROUND FLOOR
658 sq.ft. (61.1 sq.m.) approx.



1ST FLOOR
589 sq.ft. (54.7 sq.m.) approx.



2ND FLOOR
530 sq.ft. (49.2 sq.m.) approx.



TOTAL FLOOR AREA : 1777 sq.ft. (165.1 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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0161 439 5555 bramhall@gascoignehalman.co.uk
9 Ack Lane East, Bramhall, Cheshire, SK7 2BE