



**GASCOIGNE
HALMAN**

Fords Lane, Bramhall, Stockport
Offers Over £685,000.00

THE AREA'S LEADING ESTATE AGENCY



This beautifully designed, three/four bedroom family residence offer spacious accommodation that perfectly combines modern living with a period facade. The property presents a welcoming charm and is situated in the sought-after residential area within walking distance of Bramhall village. This home offers a peaceful setting with a community feel that is still close to everything you need, from top-rated schools and parks to vibrant cafes, convenient shopping options and excellent transport links.

Property details

- Superbly Presented Semi Detached Family Home
- Excellent Location Within Walking Distance to Bramhall Village
- Modern Fitted Kitchen Breakfast Room with Vaulted Ceiling & Skylight Windows
- Gated Entrance with Super Private Landscaped Garden
- Three/Four Bedroom Family Home Offering In Excess of 1500 Sq/Ft of Living Accommodation
- Outdoor Home Office Complete with Electric



About this property

This home greets you with a generous living space filled with natural light, ideal for family gatherings or entertaining guests. The open-plan design allows for a seamless flow from the living room into a modern kitchen breakfast room, fully equipped with high-quality appliances and thoughtful storage solutions. Large windows frame the surrounding greenery, creating a serene indoor-outdoor connection. The kitchen is designed with both style and functionality in mind. Featuring sleek countertops, custom cabinetry, and necessary appliances. This makes family meals or casual dining a great joy. With ample counter space and an open layout, this kitchen is ready for anything from quick breakfasts to dinner parties. Upstairs, the home offers three spacious bedrooms that are ideal for rest and relaxation. Each room is thoughtfully designed to maximise space, light, and comfort. The master suite is a standout feature, a large private sanctuary where you can unwind at the end of the day, with its own en-suite bathroom and a walk-in shower, creating a spa-like experience. The additional bedrooms are equally inviting and versatile, perfect for family or guest. Each room is designed to be spacious, making it easy to customise your needs. All bedrooms in this home are designed with adaptability in mind. The larger bedrooms could comfortably fit double beds and come with plenty of closet space. The large windows fill the rooms with the morning & afternoon light, depending on orientation, making each space feel bright and welcoming. The landing area also displays a multi-functional space with a home office neatly tucked away. The accommodation continues up to a second floor where there is an occasional fourth bedroom with ample eaves storage. The garden is a true highlight of Fords Lane, imagine unwinding in a tranquil, private garden that is perfect for hosting, gardening, or simply enjoying a quiet afternoon. With plenty of space for play areas, it's a space that can easily adapt to your lifestyle and with double electric gates this wonderful residence is certain to keep those little one's safe and secure, offering excellent peace of mind.









DIRECTIONS

SK7 1DQ

COUNCIL TAX BAND

E

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		
69-80	C		78 C
55-68	D	63 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?

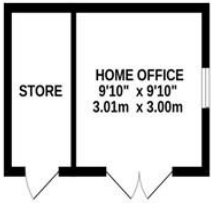
No

HAS PROPERTY BEEN FLOODED IN 5 YEARS

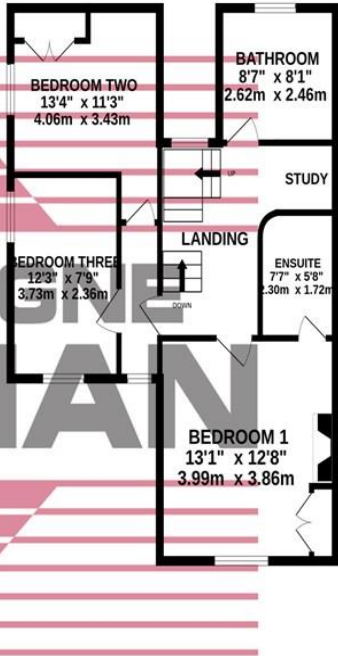
No

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
889 sq.ft. (82.6 sq.m.) approx.



1ST FLOOR
644 sq.ft. (59.8 sq.m.) approx.



2ND FLOOR
189 sq.ft. (17.6 sq.m.) approx.



TOTAL FLOOR AREA : 1722 sq.ft. (160.0 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only
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