



**GASCOIGNE  
HALMAN**

Roundway, Bramhall, Stockport  
**£575,000.00**

THE AREA'S LEADING ESTATE AGENCY



This magnificent detached two double bedroom bungalow occupies a highly desirable location within walking distance of Bramhall village and all its amenities. This impressively spacious bungalow offers excellent development potential and reveals an ideal opportunity to extend. Equally the loft space provides an abundance of storage but again this could easily be converted into usable living accommodation (subject to permissions). The property includes well proportioned living accommodation approaching 1300 sq/ft which is certain to suit a variety of buyers looking to downsize. No Onward Chain.

## Property details

- Detached Bungalow Approaching 1300 sq/ft of Living Accommodation
- No Onward Chain
- Large Private Rear Garden
- Walking Distance to Bramhall Village
- Excellent Opportunity To Extend
- Large Loft Area Ideal For Storage or Development



## About this property

This superb bungalow includes comprehensive accommodation and an entrance porch leads into a welcoming entrance hallway. Two large double bedrooms are positioned to the front, both of which include a range of fitted wardrobes. There is a spacious family bathroom including an additional separate WC. The kitchen includes ample preparation space as well as a feature bay window overlooking the immaculate garden. A useful pantry and utility area are located just off the kitchen. A dining area provides ample entertaining space with double sliding doors leading into a wonderful living room with views across the private rear garden. A sun room is positioned off the dining area and completes excellent living accommodation. A single garage provides access to the loft which is an incredible level of space which is certainly ripe for conversion or storage. To the front there is a driveway and a pleasant lawned garden. A side passageway leads to the rear where a magnificent private garden awaits. Due to the large rear garden on offer the property will lend itself for a rear extension should buyers choose to remodel and adapt the accommodation. No Onward Chain





## DIRECTIONS

SK7 1DG

## 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

None

## 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?

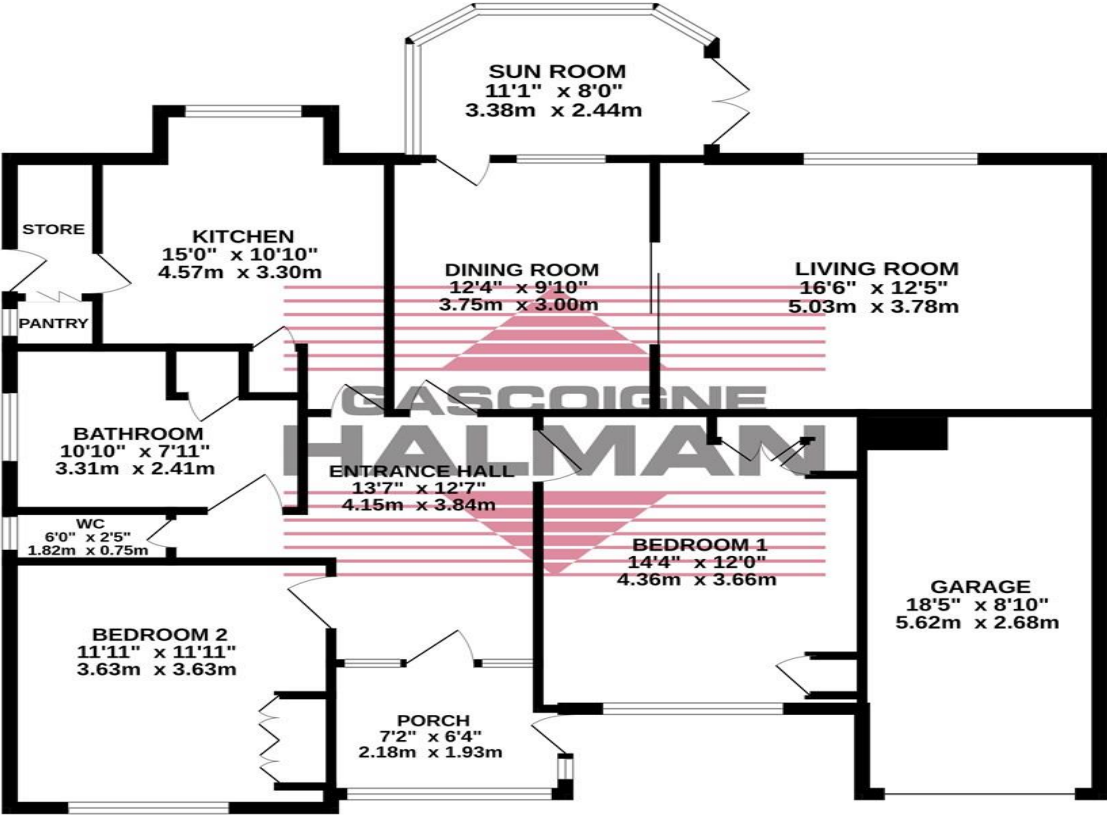
No

## HAS PROPERTY BEEN FLOODED IN 5 YEARS

No

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GROUND FLOOR  
1290 sq.ft. (119.9 sq.m.) approx.



TOTAL FLOOR AREA: 1290 sq.ft. (119.9 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only.  
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