



**GASCOIGNE
HALMAN**

Northcote Road, Bramhall
Offers Over £800,000

THE AREA'S LEADING ESTATE AGENCY



This expertly extended detached family home reveals not only an abundance of family living accommodation in excess of 2600 sq/ft but also displays four superb well proportioned double bedrooms, three luxury bathrooms and a plethora of reception rooms to keep the adults and children entertained. The property is well equipped for family life with home office, utility and double garage catering for all those day to day needs. The property sits on a large plot with private established south west facing rear garden. Local Schools and transport links as well as Bramhall Village are all within easy walking distance which further highlights the beauty of this location.

Property details

- Substantial Detached Four Double Bedroom Family Home
- Private Established South Facing Rear Garden
- Superb Kitchen Breakfast Room with Open Plan Arrangement to the Dining Room with Skylight Lantern
- Three Stylish Modern Bathrooms & Downstairs WV
- Within Walking Distance Of Ladybrook & Pownall Green Primary School & Bramhall High School
- Within Walking Distance of Bramhall Train Station & Bramhall Village



About this property

This magnificent detached family residence delivers wonderful accommodation throughout. Approaching the property along the sweeping driveway you are greeted with the entrance porch with leads into a useful cloakroom. The entrance hallway provides an the perfect welcome with feature skylight window and a reading area is neatly positioned in the corner of the hallway . A downstairs WC is located off the hallway too as is the faultless home office which is tucked way behind elegant full height glass doors. The modern kitchen breakfast room is complete with centre island which creates a superb sociable space for friends and family. The dining room includes bi-folding doors and can offer an open plan arrangement to suit any family. The dining room is a perfect size with ample space for entertaining. A skylight lantern and large patio doors pour light into the dining space which displays a contemporary atmosphere. a galley style utility room provides ample space for all those day to day appliances whilst a gym area sits beyond. Access is available to the large double integral garage which includes ample storage. An exquisite family living room is ideal for all those family gatherings whilst bi-folding doors lead into the wonderful sitting room/playroom. This space provides a multi-functional space and with large bi-folding doors it offers the perfect example of seamless outdoor indoor living. To the first floor the property will continue to impress as there are four large double bedrooms, all of which include a range of fitted wardrobes, the master bedroom even includes a dressing room and contemporary en-suite, complete with skylight window. The second bedroom also includes a stylish en-suite too whilst an upgraded four piece family bathroom contributes to this sophisticated family home. Externally a large driveway provides ample parking and there is also an electric car charging point. A gate provides access to the rear garden where you will also find a useful outdoor storage cupboard. Sitting on a corner plot the gardens wrap around the property and this promotes various spaces for entertaining. The lawned garden provides the perfect playground for children and this south west facing position will result in many enjoyable summer bbq's and family gatherings.













DIRECTIONS

SK7 2HJ

COUNCIL TAX BAND

F

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	72 C	80 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?

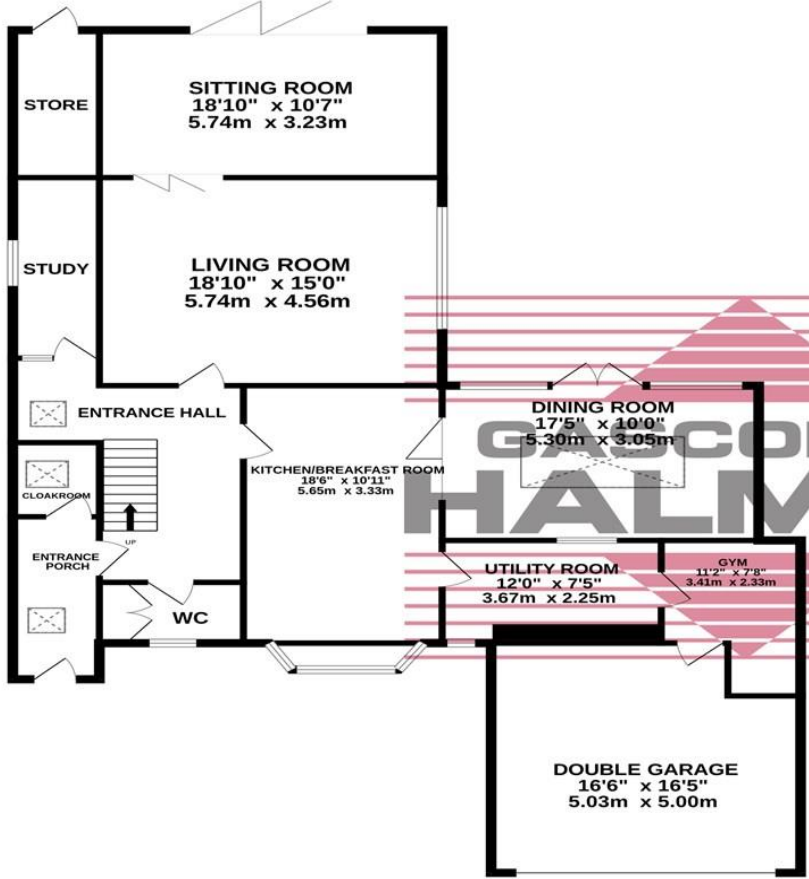
No

HAS PROPERTY BEEN FLOODED IN 5 YEARS

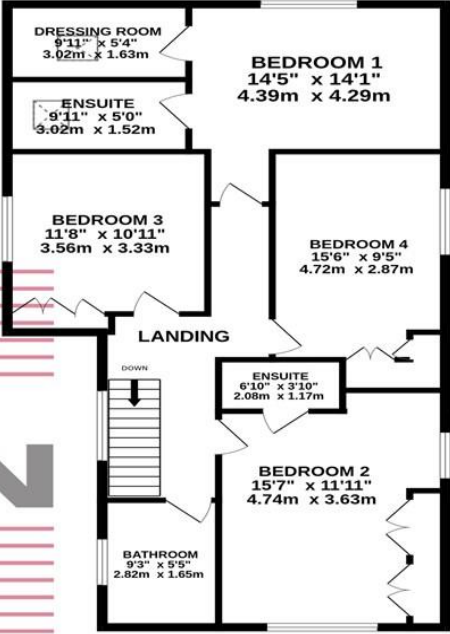
No

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
1676 sq.ft. (155.7 sq.m.) approx.



1ST FLOOR
967 sq.ft. (89.9 sq.m.) approx.



TOTAL FLOOR AREA : 2644 sq.ft. (245.6 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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