



**GASCOIGNE
HALMAN**

North Park Road, Bramhall
£575,000.00

THE AREA'S LEADING ESTATE AGENCY



Positioned along the highly desirable tree-lined North Park Road, this wonderful extended semi detached family home reveals an abundance of space approaching 1700 sq/ft. This superb four double bedroom bay fronted residence is positioned on the doorstep of some excellent facilities including Bramhall Park with its recreational facilities and Nevill Road Infant and Junior Schools providing essential education needs for children; these combinations provide a perfect environment for families. Bramhall High School is also only a short walk away. Bramhall, with its vibrant village atmosphere and excellent transport links, is certain to appeal to any buyer, but equally Davenport with its local train station can also provide day-to-day amenities which gives convenience and flexibility.

Property details

- Spacious Corner Plot with West Facing Rear Garden
- Comprehensive Extended Accommodation Displaying 1700 sq/ft of Superb Living Space
- Short Walk to Bramhall Park And Gardens As Well As The Recreational Playground
- Short Walk to the Popular Nevill Road Infant And Junior Schools
- Four Double Bedrooms with Family Bathroom, Separate Shower Room And Three Reception Areas
- Highly Desirable Residential Location - A Short Walk to Bramhall Park Lawn Tennis Club, a Chemist and a Well-stocked Convenience Store and Close to Bramall Park Golf Club



About this property

Occupying a spacious corner plot, this bay fronted residence is neatly tucked away behind mature hedgerow, providing an excellent degree of privacy. The entrance porch leads you into the hallway where you will notice the original timber door with its stained-glass window, an excellent welcome into any home. There are two well-proportioned principal reception rooms to the left of the hallway, both of which include feature bay windows. To the end of the hallway you enter the kitchen breakfast room which has been expertly extended, blending the kitchen breakfast area brilliantly with the dining area, creating a sociable atmosphere for family gatherings. Natural light pours in from all directions from the ample windows and double patio doors, and also skylight windows placed into the vaulted ceiling, creating a sense of space. The ground floor accommodation continues into a spacious utility room which also leads into a large understairs storage area. There is even a large laundry room with space for a range of appliances, whilst a W/C is conveniently placed next to the hallway for family and guests. The ground floor offers a vast number of options for families to explore, providing flexible and practical living spaces. Upstairs, the property features four double bedrooms, perfect for any growing family. The master bedroom is particularly spacious, with plenty of room for a king-size bed whilst incorporating a range of floor to ceiling fitted wardrobes. Two of the bedrooms feature bay windows, mirroring the ground floor reception rooms. These large windows provide an excellent view of the surrounding area and flood the rooms with natural light. There is a family bathroom positioned just off the landing area and a further separate shower room; having these bathrooms independently accessible provides versatile living accommodation. The property displays some modern-day comforts such as gas central heating and double glazing and this family home has been thoughtfully developed throughout the years. There is still further development potential in the form of a loft conversion (loft is currently boarded out and accessed via a pull-down ladder, providing a useful additional storage area). Equally there could be an option to extend over the single storey rear extension (STPP) and this would produce a larger first floor, potentially creating a magnificent master suite, complete with dressing room and en-suite. The property would however benefit from some selective cosmetic improvements. This stylish home has a lovely lawned front garden which could also be adapted into an additional driveway (subject to permissions) and to the rear of the property there is a glorious private west facing garden. The garden is ideal for children and families and there are also double gates providing access to a double driveway; there is ample space to build a single or even double garage (STPP).









DIRECTIONS

SK7 3JR

COUNCIL TAX BAND

D

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 | 70 C | 78 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

Fibre to the premises

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?

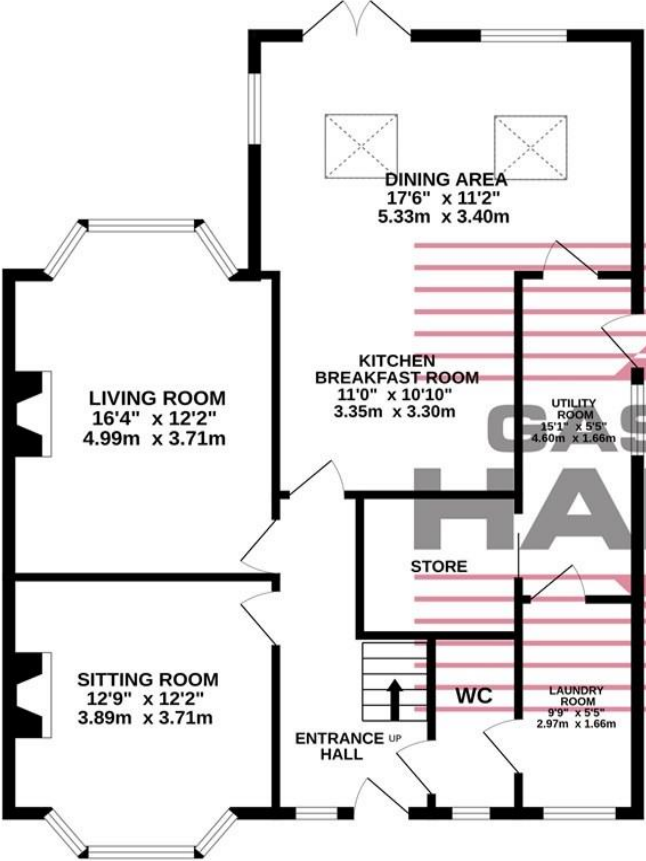
No

HAS PROPERTY BEEN FLOODED IN 5 YEARS

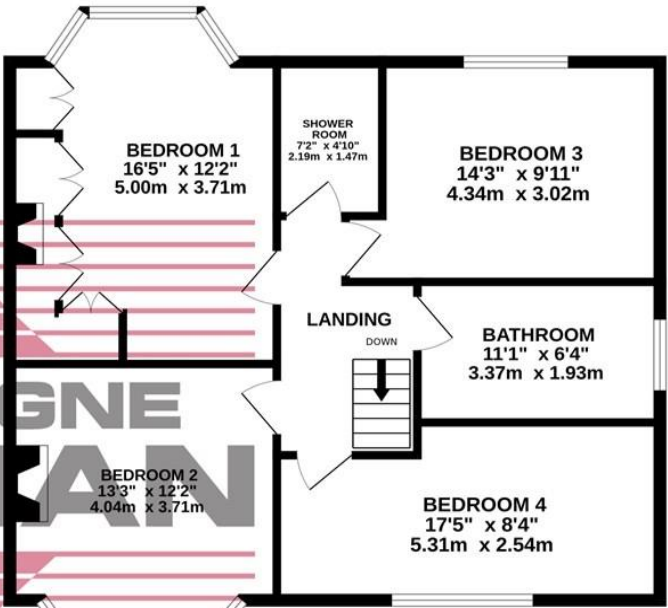
No

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
929 sq.ft. (86.3 sq.m.) approx.



1ST FLOOR
765 sq.ft. (71.1 sq.m.) approx.



TOTAL FLOOR AREA : 1694 sq.ft. (157.4 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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