



**GASCOIGNE
HALMAN**

Albany Road, Bramhall
£395,000

THE AREA'S LEADING ESTATE AGENCY



NO CHAIN. A charming three-bedroom semi-detached home nestled in a sought-after residential area of Bramhall. This property offers a tranquil cul-de-sac setting while being conveniently close to local amenities as well as Queensgate Primary School. The property is within walking distance of Bramhall Village, known for its boutique shops, cafes, and restaurants. Excellent transport links and reputable schools further enhance the appeal of this location.

Property details

- Large Private Established Rear Garden
- On The Doorstep of Queensgate Primary School
- Easy Access to Bramhall Village & All It's Amenities
- No Onward Chain
- Excellent Opportunity To Extend (STPP)
- Highly Desirable Residential Cul-de-Sac Setting



About this property

This bay fronted semi detached family residence provides a friendly & pleasing introduction. As you then step into the living room you are immediately embraced by a space that feels warm, welcoming, and full of potential to create a space of your own. This is the kind of room that feels like home the moment you walk in, an ideal area for family gatherings and relaxation. The dining area displays an open plan arrangement to the main reception too which further extends the living space. Patio door lead out to the magnificent privately enclosed garden. The kitchen is a functional space with ample storage and workspace, catering to all your culinary needs. A side door leads directly out to the garden whilst there is also some understairs storage which will prove useful. Three well-proportioned bedrooms provide comfortable accommodation for the family. A newly refurbished bathroom is convenient for everyday needs and includes a four piece suite. The property boasts a well-maintained front garden with a lawn and a private driveway, providing off-road parking for several cars. The driveway continues along the side of the property and is screened by fencing and a gate. The rear garden is an excellent size which is mainly laid to lawn, offering a private outdoor space for relaxation and entertainment. The accommodation could be further extended (STPP) and this home provides all the necessary ingredients for an enjoyable family home for years to come, NO CHAIN





DIRECTIONS

SK7 1NE

COUNCIL TAX BAND

C

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		88 B
69-80	C	69 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

Yes

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
478 sq.ft. (44.4 sq.m.) approx.

1ST FLOOR
418 sq.ft. (38.8 sq.m.) approx.



TOTAL FLOOR AREA : 895 sq.ft. (83.2 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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