



**GASCOIGNE
HALMAN**

Bramhall Lane South, Bramhall
£600,000.00

THE AREA'S LEADING ESTATE AGENCY



Situated in the desirable area of Bramhall, this home enjoys proximity to local amenities, reputable schools such as Pownall Green Primary School and Bramhall High School, and excellent transport links, making it an ideal choice for families and professionals alike. Bramhall Park is a short walk away and enjoys an array of facilities such as a cafe, recreational park and beautiful gardens. This exceptional property combines classic charm with modern conveniences, offering a unique opportunity to own a distinguished home in a sought-after location.

Property details

- Well Presented Accommodation Approaching 1500 sq/ft
- Private Established West Facing Rear Garden
- Within Walking Distance of Bramhall Park, Gardens & Playground
- Allocated Parking as well as Visitors Parking
- Modern Four Double Bedrooms Townhouse Set Back From Bramhall Lane South
- Bramhall Train Station & Bramhall Village are within Easy Reach



About this property

A spacious reception area featuring a media wall complete with charming fireplace and large windows that bathe the room in natural light, perfect for both relaxation and entertaining. An extension of the living space, a bright and spacious dining room offers views of the garden, creating a seamless indoor-outdoor connection. Equipped with contemporary fittings and ample storage, the kitchen breakfast room is designed for both functionality and style, catering to culinary enthusiasts. Positioned off the hallway is a large WC/Cloakroom for additional convenience.

Each bedroom provides generous space, natural light, and flexibility to suit various needs, whether as sleeping quarters, a home office, or guest rooms. With four double bedrooms this home delivers excellent well proportioned rooms with some even being able to double up as an extra reception room, offering a multi-functional space. A well-appointed bathroom to the first floor features modern fixtures and finishes ensuring comfort and convenience for the household. The first floor landing provides natural light via the side window and even includes a useful fitted landing storage cupboard. Various bedrooms include a range of contemporary fitted wardrobes providing excellent storage. Enhancing the home's practicality to the second floor is a further bathroom which reveals a three piece suite.

This home offers a well-maintained outdoor space offering a tranquil retreat, ideal for gardening, relaxation, or outdoor dining. A side gate provides access to the rear garden and this side passageway is bog enough to accommodate sheds and various storage solutions. The private enclosed rear garden is west facing which will allow families to enjoy entertaining & relaxing all year round. The property includes a dedicated parking space, providing ease and security for vehicle owners whilst various additional spaces cater for visitors & guests.













DIRECTIONS

SK7 2NG

COUNCIL TAX BAND

E

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		85 B
69-80	C	75 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?

Yes

ARE THERE ANY RESTRICTIONS ASSOCIATED WITH THE PROPERTY

Yes

THE EXISTENCE OF ANY PUBLIC OR PRIVATE RIGHT OF WAY?

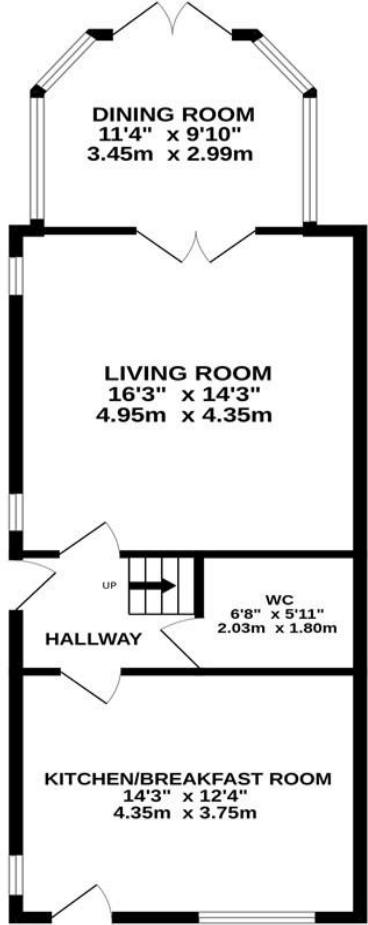
Yes

HAS PROPERTY BEEN FLOODED IN 5 YEARS

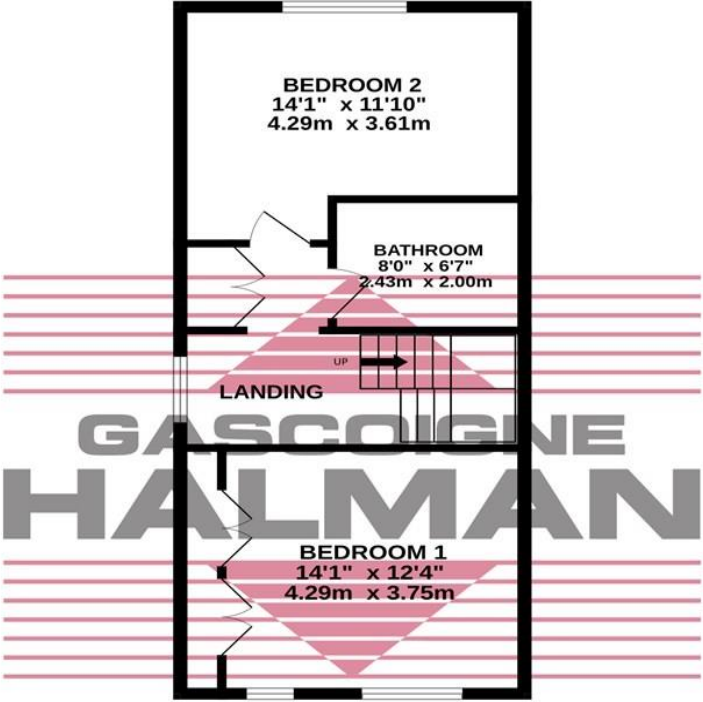
No

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.

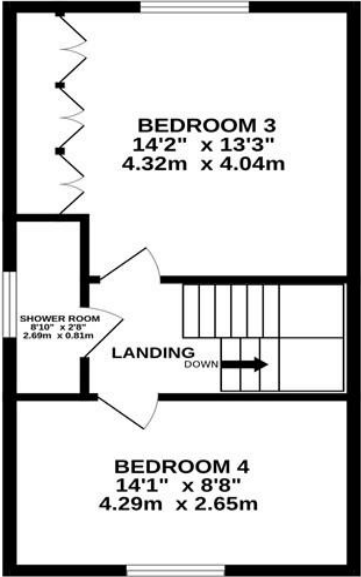
GROUND FLOOR
596 sq.ft. (55.3 sq.m.) approx.



1ST FLOOR
491 sq.ft. (45.6 sq.m.) approx.



2ND FLOOR
403 sq.ft. (37.5 sq.m.) approx.



TOTAL FLOOR AREA : 1490 sq.ft. (138.4 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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