



**GASCOIGNE  
HALMAN**

Fairway, Bramhall  
**Offers Over £550,000**

THE AREA'S LEADING ESTATE AGENCY





A delightful extended detached bungalow which sits in a highly desirable residential location on the fringe of Bramhall village, which is only a short walk away. The magnificent bungalow has been superbly maintained and even includes a new roof as well as modern day comforts such as gas central heating and double glazing. The property will suit buyers looking for practicality and convenience and Gascoigne Halman are delighted to welcome you on a viewing.

## Property details

- Extended Detached Bungalow Positioned in a Highly Desirable Location
- Three Bedroom, Two Bathrooms & Two Reception Rooms Including a Kitchen Breakfast Room
- Walking Distance to Bramhall Village and all its Amenities
- Privately Enclosed Rear Garden & Landscaped Driveway & Front Garden
- Gas Central Heating & Double Glazing
- Superbly Maintained Throughout with Newly Installed Roof





## About this property

This remarkable detached bungalow displays an entrance porch which leads to an entrance hallway. Immediately to the left you will find the second double bedroom with its fitted wardrobes whilst a family bathroom is position to the right. Continuing along the hallway you will reach the third bedroom which could also be used as a hobby room or home office. A utility area occupies the side elevation and provides space for day to day appliances. The large living room enjoys double doors leading to the rear garden. An immaculately presented sitting room/dining room leads into a modern kitchen breakfast room with glass vaulted ceiling and doors to the rear garden. A master bedroom is positioned to the rear which includes a range of fitted wardrobes and a feature bay window. Whist there is a second bathroom just in front of the master bedroom, this can be used as an ensuite but equally it is independently accessible too. There is a single garage to the front along with a driveway providing off road parking. The front garden is well maintained as is the private established rear garden,















## DIRECTIONS

SK7 1DB

## 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

## 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?

Ask Agent

## ARE THERE ANY RESTRICTIONS ASSOCIATED WITH THE PROPERTY

Ask Agent

## THE EXISTENCE OF ANY PUBLIC OR PRIVATE RIGHT OF WAY?

Ask Agent

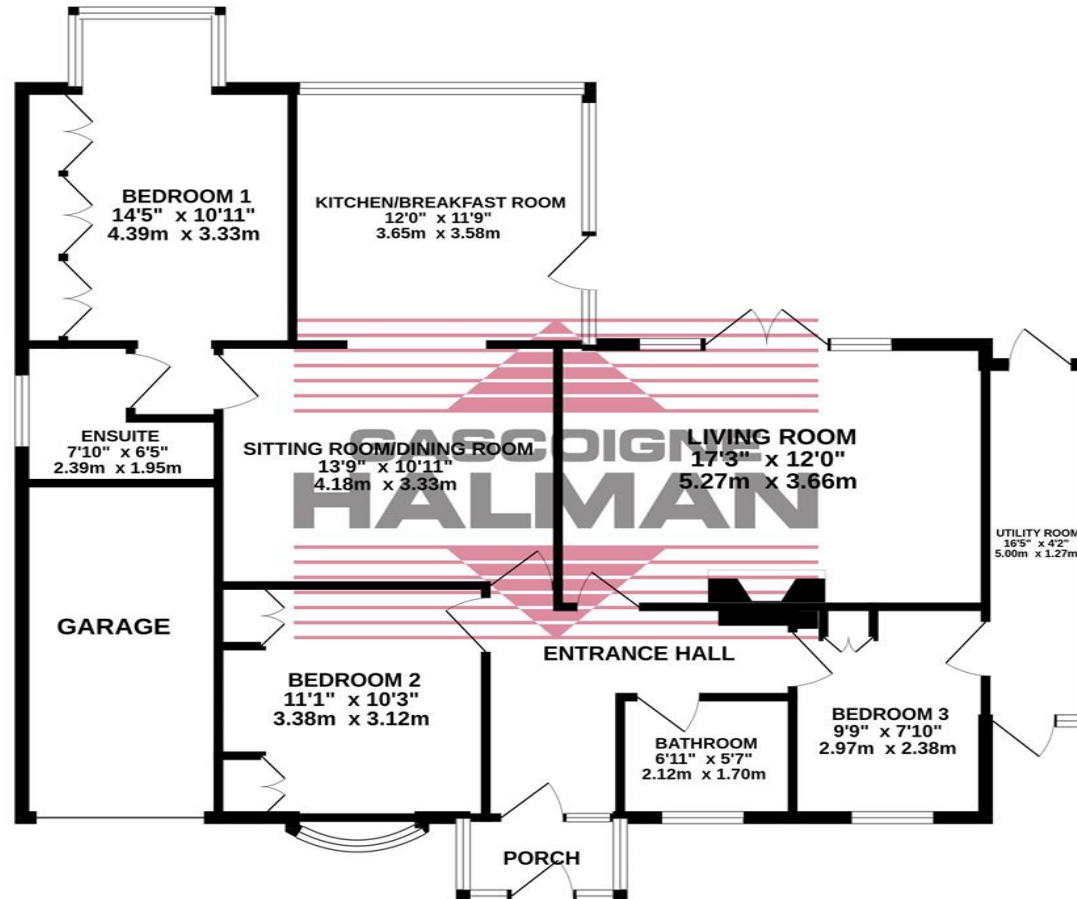
## HAS PROPERTY BEEN FLOODED IN 5 YEARS

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 1233 sq.ft. (114.6 sq.m.) approx.



TOTAL FLOOR AREA : 1233 sq.ft. (114.6 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only.  
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0161 439 5555 [bramhall@gascoignehalman.co.uk](mailto:bramhall@gascoignehalman.co.uk)  
9 Ack Lane East, Bramhall, Cheshire, SK7 2BE