



**GASCOIGNE
HALMAN**

Milverton Drive, Bramhall
Offers Over £875,000

THE AREA'S LEADING ESTATE AGENCY



Welcome to this rare opportunity to acquire a magnificent four bedroom detached bungalow offering superb versatile living accommodation approaching 2200 sq/ft. The property is perfectly positioned in a highly desirable sought after cul-de-sac location. Set among some fine residential family homes this property will be suitable for a variety of buyers including anyone looking for level access living accommodation but also due to the abundance of space on offer this residence could easily accommodate larger families. The property sits close to top rated Schools making School drop off or pick up a doddle for parents or grandparents. Bramhall Village is easily accessible and offers day to day conveniences but there is also the possibility to explore the wonderful cafe culture or the various pubs, bars and restaurants. This is a unique four bedroom detached bungalow in a prime Bramhall location and viewings are highly recommended.

Property details

- Comprehensive Detached Bungalow with Accommodation Approaching 2200 sq/ft
- Spacious Plot with Private Established South Facing Rear Garden
- Highly Desirable Residential Cul-de-sac Location Within Walking Distance of Bramhall Village
- Large Easy to Maintain Double Driveway Leading to Double Garage with Electric Garage Door
- In Need of Selective Modernisation
- No Onward Chain



About this property

This true brick built detached bungalow has been carefully & skillfully designed offering spacious rooms and layout flexibility. Sitting on a large plot this interior is ready for your vision. Whilst requiring some modernisation the property not only presents exceptional potential to add value but also allows buyers to creatively arrange the accommodation to their own specification. This opportunity is rarely available with bungalows on this scale and within this location. Internally the property provides all the sleeping quarters to one side of the bungalow with all the day to day living accommodation to the other side. There are four well proportioned bedrooms, most of which include a range of fitted wardrobes. The master bedroom is complete with an en-suite overlooking the immaculate rear garden. A main family bathroom displays a four piece suite and is positioned off the corridor leading to the bedrooms. To the right of the hallway you are greeted by superb dining area which sits adjacent to the practical and functional kitchen breakfast room. The surprise certainly awaits as you walk through double doors and you are welcomed into the astonishingly large living room which measures approx 25ft in length. Sliding patio doors frame the views of the garden which creates a seamless indoor-outdoor experience. The property continues to offer more with a cloakroom and separate W/C as well as a utility room. There is a vast storage area accessed from the side passageway and a double garage with electric door comfortably provides room for two vehicles. Externally there is a sweeping driveway and beautifully contoured gardens to the front. To the rear there is a private established south facing rear garden which will be a privilege for any owner to maintain. A patio area and curved lawned garden provides a beautiful landscaped finish. No Chain









DIRECTIONS

SK7 1EY

COUNCIL TAX BAND

G

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
55-68	D	56 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?

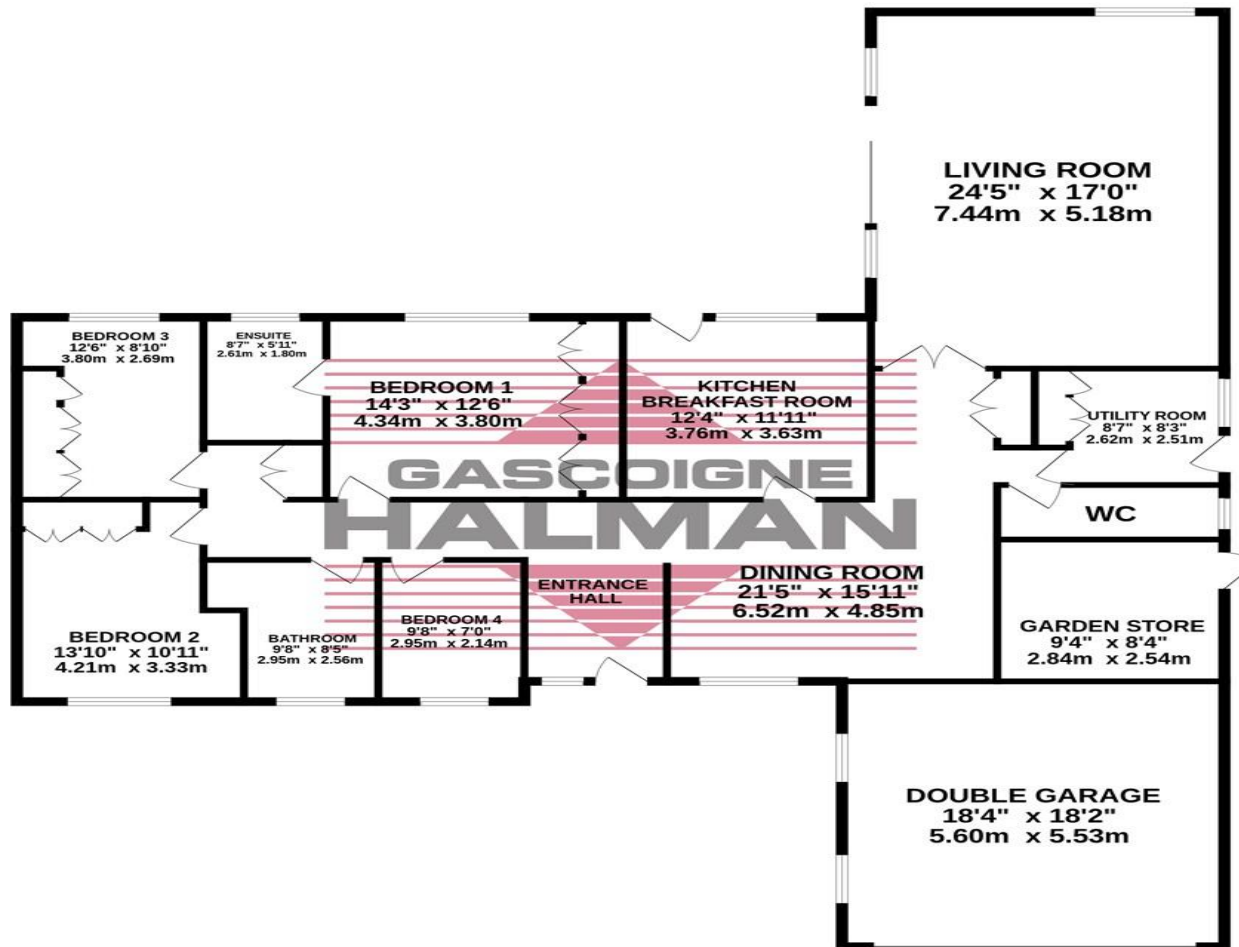
No

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
2168 sq.ft. (201.5 sq.m.) approx.





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