



**GASCOIGNE  
HALMAN**

North Park Road, Bramhall  
**£595,000.00**

THE AREA'S LEADING ESTATE AGENCY







Occupying one of the largest plots on the road, this remarkable attractive bay fronted four bedroom semi detached property is filled with a plethora of original features displaying a charming interior packed full of character. The property blends modern living with traditional features and this is always a perfect recipe for any home. The property sits within easy walking distance of Bramhall Park which is ideal for families and the substantial plot shares views across Nevill Road Junior School playing fields which promotes a delightful open aspect. This property forms superb family living accommodation as it is but also there is a fantastic opportunity to further develop (STPP).

## Property details

- On The Doorstep of Nevill Road Junior School
- Large Plot with Open Views To The Rear Elevation
- Extended Four Double Bedroom Semi Detached Family Home
- Ample Opportunity to Further Extend & Develop (STPP)
- A Home Packed Full of Character with Three Well Proportioned Reception Rooms
- Highly Desirable Location Positioned Along a Superb Tree Lined Road Close to Bramhall Park



## About this property

This rare to the market property offers a rare opportunity to acquire not only a wonderful home but also a unique plot which will allow families to enjoy an abundance of space internally and externally. As you approach the driveway it becomes evident how deep the plot is as there is a vast amount of space for parking. The beautifully arranged front garden is well stocked and offers a high degree of privacy set back from the lovely tree lined road. Internally the noticeable original features become immediately apparent with the stripped wooden flooring. There are two principal well proportioned reception rooms positioned off the hallway both of which include a feature bay window. Under the stairs there is a W/C neatly tucked away and there is enough space for some day to day appliances too. Step into the galley style kitchen which provides a traditional feel but is in-keeping with the style and age of this home. The kitchen window provides a superb view of the rear garden whilst a further reception room adjacent to the kitchen can double up as a lounge, play room or a hobby room. Either way, the layout provides multi-functional spaces which is ideal for families. To the first floor there are four magnificent double bedrooms, providing ample sleeping quarters for family and guests. A family bathroom completes well balanced accommodation throughout. Externally to the side there is a detached garage but the piece de resistance is the astonishing garden which awaits. The garden provides an excellent degree of privacy and there is enough room for children to play but also ample space to incorporate an allotment garden. To preserve the integrity of the property the owners have also replaced the roof with an in-keeping Rosemary tile which will certainly provide fantastic peace of mind.

















## DIRECTIONS

SK7 3JS

## 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		83 B
69-80	C	71 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

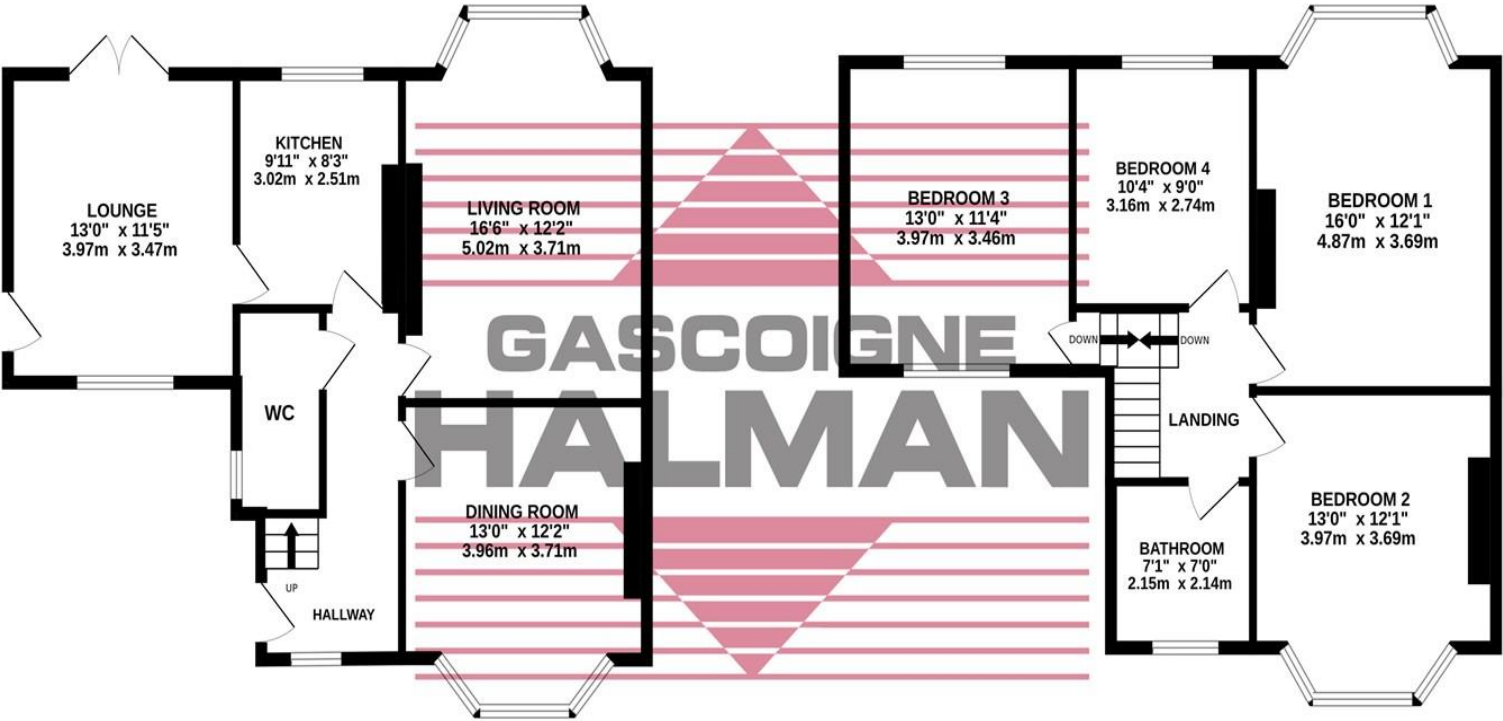
No

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GROUND FLOOR  
662 sq.ft. (61.5 sq.m.) approx.

1ST FLOOR  
666 sq.ft. (61.9 sq.m.) approx.



TOTAL FLOOR AREA : 1328 sq.ft. (123.3 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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