





Positioned in a quiet and inconspicuous cul-de-sac this wonderful bay fronted semi detached residence occupies one of three properties in this quaint setting. The property is neatly positioned with prime access to Bramhall village. The bars, restaurants and amenities as well as the Schools and transport links are within minutes walking distance of this superb home. The property is offered with NO CHAIN and will suit a variety of buyers.

Property details

- No Onward Chain
- Private Established West Facing Rear Garden
- Quiet Cul-De-Sac With Only Three Properties in The Cul-De-Sac
- Highly Desirable Cul-de-sac Location
- Walking Distance To Bramhall Village
- Easy Access to Bramhall Train Station & Excellent Schools



About this property

This superbly positioned three bedroom home promotes convenience whilst highlighting a secluded feel. Whilst requiring a degree of modernisation this family home provides an abundance of opportunities to modernise, remodel and/or extend. The entrance hallway incorporates a downstairs W/C with two wonderful and well proportioned principal reception rooms. A spacious kitchen breakfast room completes excellent ground floor accommodation. To the first floor you will find three spacious bedrooms and a family bathroom. Taking note of the neighbouring property the precedent has been set for further development and given the generous plot this is something buyers may choose to explore. The garden will require landscaping but certainly offers a mature private setting. The detached garage will provide excellent storage whilst a generous driveway provides ample parking. No Chain.





DIRECTIONS

SK7 2DR

COUNCIL TAX BAND

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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

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?

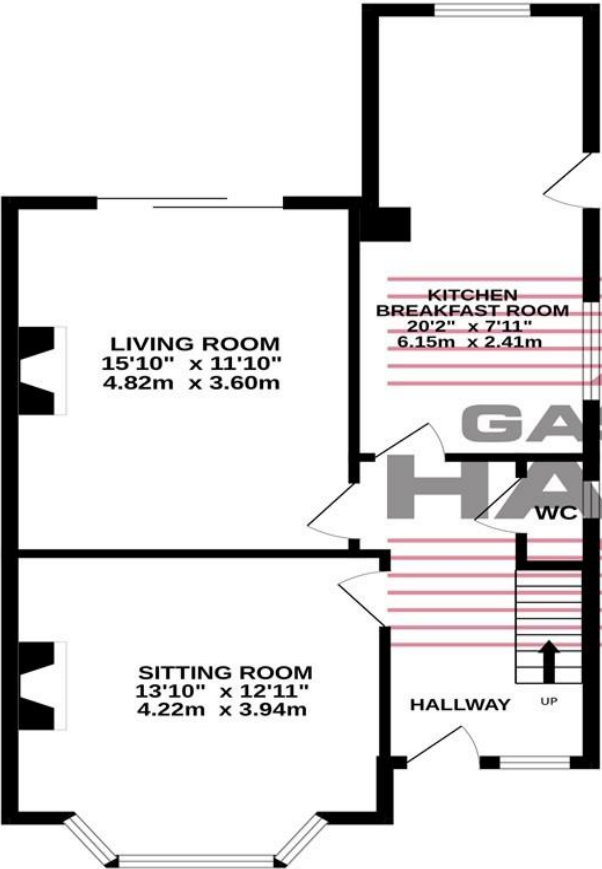
No

HAS PROPERTY BEEN FLOODED IN 5 YEARS

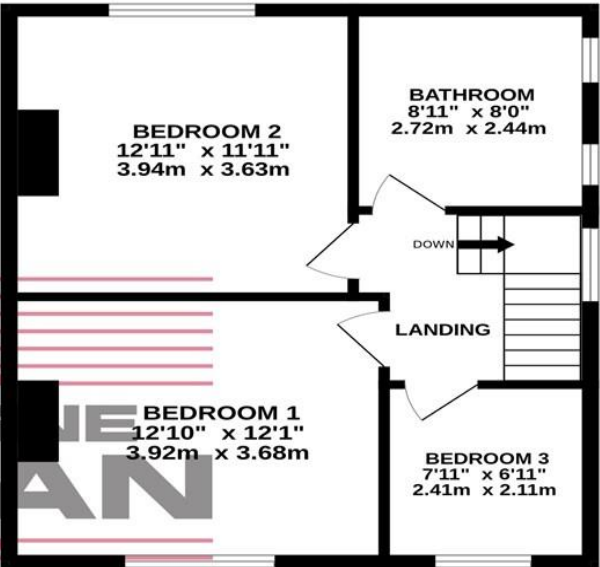
No

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
600 sq.ft. (55.7 sq.m.) approx.



1ST FLOOR
485 sq.ft. (45.0 sq.m.) approx.



TOTAL FLOOR AREA : 1084 sq.ft. (100.8 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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THE AREA'S LEADING ESTATE AGENCY

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