



**GASCOIGNE
HALMAN**

THE AREA'S LEADING ESTATE AGENCY

Grange Road, Bramhall
£750,000



This handsome traditional three double bedroom bay fronted detached family home sits in a highly desirable residential location. The property enjoys an excellent degree of privacy being tucked behind beautiful mature established gardens to the front whilst also displaying a superb garden setting to the rear with its south-west orientation. The accommodation retains ample traditional features throughout and this is evident as soon as you approach the storm porch with its original leaded glass windows. The property includes comprehensive accommodation approaching 1900 sq/ft which includes the detached tandem garage and workshop which will prove highly valuable for storage. This substantial detached outbuilding could be transformed into habitable accommodation (Subject to permissions) and this would certainly cater for a home office environment or even an annex.

Property details

- Three Double Bedroom Bay Fronted Detached Family Home
- Superb Private South-West Facing Rear Garden with Detached Tandem Garage & Large Workshop
- Impressive Accommodation with Ample Noticeable Original Features Throughout
- Luxury Family Bathroom Presented to a High Specification with Additional Convenient Downstairs W/C
- Ample Opportunity For Further Development (STPP)
- The Dressing Room Could Easily be Adapted to a Fourth Bedroom Without Needing to Extend



About this property

A welcoming and inviting entrance hallway provides a wonderful introduction to this well appointed family home. The large bay fronted living room with its beautiful inglenook fireplace provides a cosy retreat to unwind and relax. Double doors lead into a fabulous conservatory which offers epic proportions. This space can be used as a dining room or even a further sitting room whilst being able to enjoy views across the garden. There is an additional reception room which also includes a feature bay window and this reaffirms the level of space on offer for families. A superb traditional kitchen breakfast room offers a delightful space to entertain and this space is packed full of character with its feature bay window to the side elevation. Double doors also lead back into the conservatory providing an excellent functional layout combined with brilliant practical spaces. A WC completes the ground floor accommodation. To the first floor there is a superb landing with picture window framing the views of the garden. A high specification contemporary bathroom with its four piece suite reveals some of the finest choices of materials. Three large double bedrooms will certainly stop the children arguing over who has the biggest bedroom. However, there is the possibility to create a fourth bedroom without extending and this could be done by dividing bedroom three from the dressing room. A separate door could be incorporated into bedroom three which could then offer families additional versatility should a fourth bedroom or home office be a requirement. Externally the plot could still offer excellent opportunities to extend and create even more living accommodation or sleeping quarters (STPP) but either way, this home delivers ample space already with superb private established gardens to enjoy all year round.











DIRECTIONS

SK7 3BD

COUNCIL TAX BAND

F

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		73 C
55-68	D	61 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?

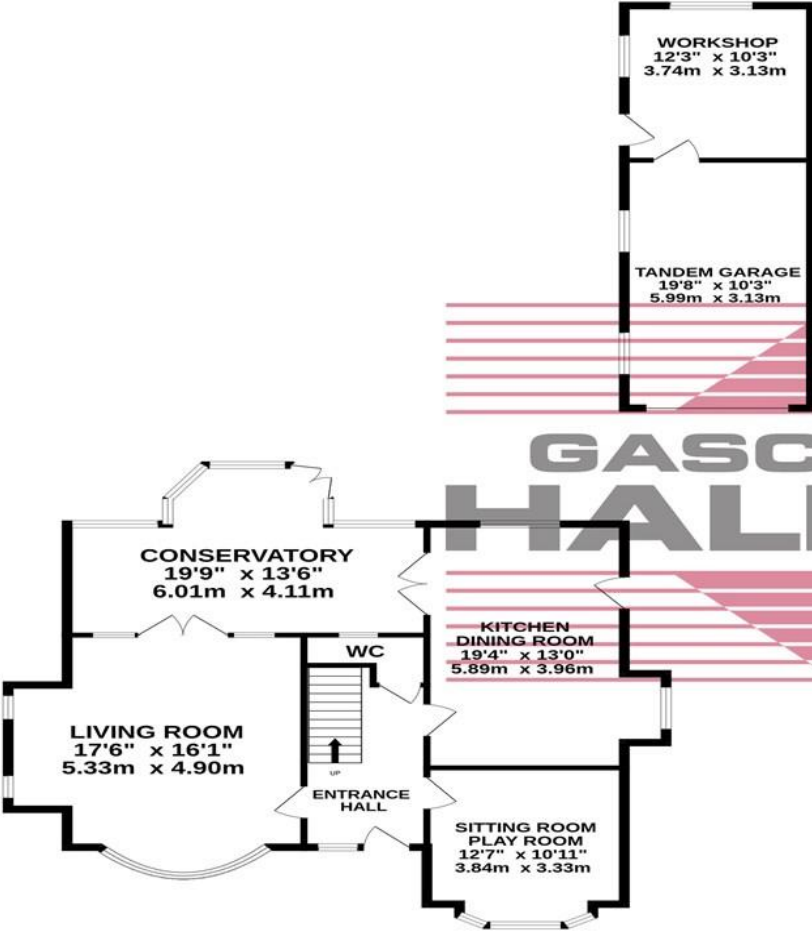
No

HAS PROPERTY BEEN FLOODED IN 5 YEARS

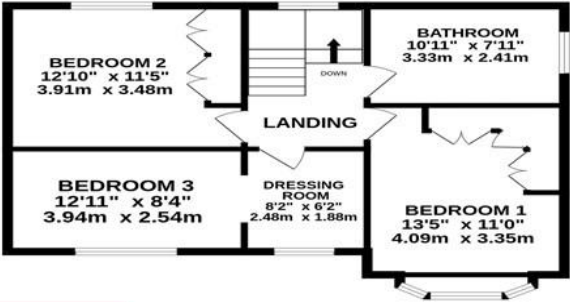
No

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GROUND FLOOR
1263 sq.ft. (117.4 sq.m.) approx.



1ST FLOOR
626 sq.ft. (58.2 sq.m.) approx.





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