



GASCOIGNE HALMAN
THE AREA'S LEADING ESTATE AGENCY

**GASCOIGNE
HALMAN**

Victoria Way, Bramhall
£635,000.00

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This magnificent extended double fronted detached bungalow occupies a highly desirable residential location within easy walking distance of Bramhall village which offers an array of amenities as well as pubs, bars and restaurants. This three bedroom bungalow offers an abundance of space in excess of 1400 sq/ft with the majority of the accommodation spread across the ground floor. The property provides ample reception rooms and bedrooms which will suit a variety of buyers and with so much living space on offer, this adaptable and versatile property provides a plethora of multi-functional spaces.

Property details

- Attractive Double Fronted Bungalow in a Highly Desirable Residential Location
- Walking Distance to Bramhall Village and all its Amenities
- Privately Enclosed Rear Garden & Landscaped Double Driveway & Front Garden
- Three Bedrooms To The Ground Floor with Superb Additional Loft Room Providing an Occasional Bedroom
- Modern Family Bathroom & Three Reception Rooms Including a Kitchen Breakfast Room
- Well Presented Accommodation in Excess of 1400 sq/ft with Gas Central Heating & Double Glazing



About this property

This extended detached bungalow offers a generous wide plot and with two driveways, the property caters for ample off road parking. Internally the property provides an entrance porch leading into an entrance hallway. The large master bedroom overlooks the private rear garden and also includes a spacious dressing room which could easily be adapted to suit a contemporary en-suite. A modern family bathroom includes a three piece suite whilst a modern kitchen breakfast room has been re-styled and includes a sleek new tiled floor. A breakfast bar will allow anyone to enjoy their morning coffee or breakfast in a peaceful environment and with two large windows the kitchen really does provide a lovely bright space to cook and entertain. A well proportioned living room includes double patio doors which provide access to the private rear garden. A door leads through into an inner hall where you will find two neatly tucked away additional bedrooms, one of which includes dual aspect views across the lovely garden as well as a shower cubicle for everyday use. For additional convenience there is also a WC which is easily accessible from both bedrooms. The accommodation continues to impress with a formal dining room which also includes a feature bay window with window seating. A staircase with contemporary glass balustrade leads up to the loft room which in turn displays a surprising level of space to accommodate an occasional bedroom. The dormer window to the rear and the skylight window to the front ensure the loft room is well lit. A door leads into ample eaves storage which will prove particularly useful for all those occasional seasonal items. Externally there is a private established rear garden which can be enjoyed all year round. The front garden is separated by a dual driveway and provides ample parking.







DIRECTIONS

SK7 1DE

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		
69-80	C		69 C
55-68	D		
39-54	E	39 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?

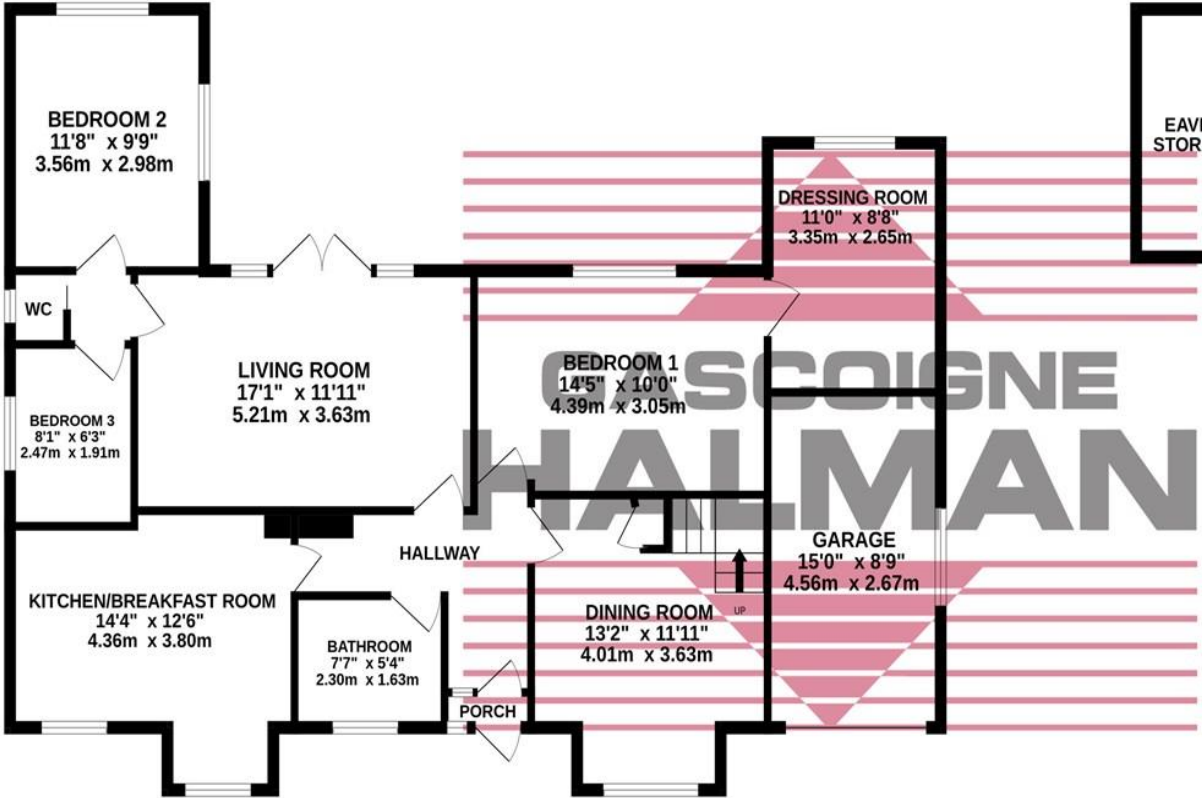
No

HAS PROPERTY BEEN FLOODED IN 5 YEARS

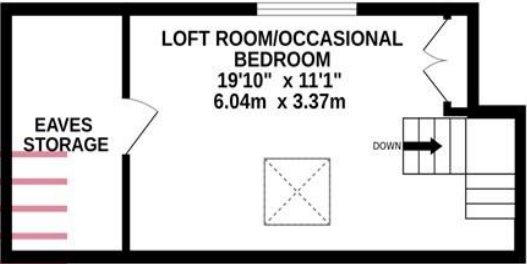
No

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GROUND FLOOR
1149 sq.ft. (106.7 sq.m.) approx.



1ST FLOOR
275 sq.ft. (25.6 sq.m.) approx.



TOTAL FLOOR AREA : 1424 sq.ft. (132.3 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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