



**GASCOIGNE
HALMAN**

Victoria Way, Bramhall
Offers Over £650,000

THE AREA'S LEADING ESTATE AGENCY



This magnificent three/four bedroom detached bungalow has been transformed into a contemporary home. With accommodation exceeding 1600 sq/ft this remarkable residence is a perfect fit for anyone downsizing or even families looking for convenience on the doorstep of Bramhall village. The elegant entrance hall is a pure delight and a wonderful introduction to this stylish property. The double height ceiling with gallery landing and skylight windows is something to admire before exploring the remaining accommodation. NO CHAIN

Property details

- Beautiful Three/Four Bedroom Detached Bungalow
- Exciting Entrance Hallway With Double Height Ceiling, Gallery Landing & Skylight Windows
- No Onward Chain For Additional Convenience
- Private Established Rear Garden Complete with Large Composite Deck Patio
- Worcestershire Bosch Boiler with Smart Hive Thermostat, Installed in June 2022 & Includes a 10 year Guarantee.
- Highly Desirable Residential Location Within Walking Distance of Bramhall Village



About this property

After spending some time enjoying the entrance hallway it's time to take the tour. A useful downstairs W/C is neatly tucked away off the entrance hallway. The spacious kitchen breakfast room offers a range of appliances including an integrated fridge/freezer and integrated dishwasher. Double doors lead to the large open plan living room dining room. This vast reception room enjoys glorious views of the garden with ample windows pouring in natural light, sliding patio doors also offer a seamless indoor-outdoor relationship. The master bedroom overlooks the stunning rear garden and includes some fitted wardrobes and a stylish en-suite shower room. The second bedroom provides further sleeping quarters or alternatively an additional sitting room with access to the integral garage/utility room. Leading up the beautifully crafted turned staircase you are treated to tranquil views through the skylight windows. The first floor provides two well-appointed double bedrooms, the larger of the two bedrooms incorporating a well-equipped dressing room and a fashionable jack and jill style bathroom. Externally the property enjoys an easy to maintain double driveway promoting ample off-road parking. A side gate provides access to the rear garden which displays a well-established private setting with mature trees and plants nestled into the borders. A large composite deck creates sufficient space for garden furniture allowing every opportunity to entertain throughout the year. NO CHAIN.











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	70 C	80 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

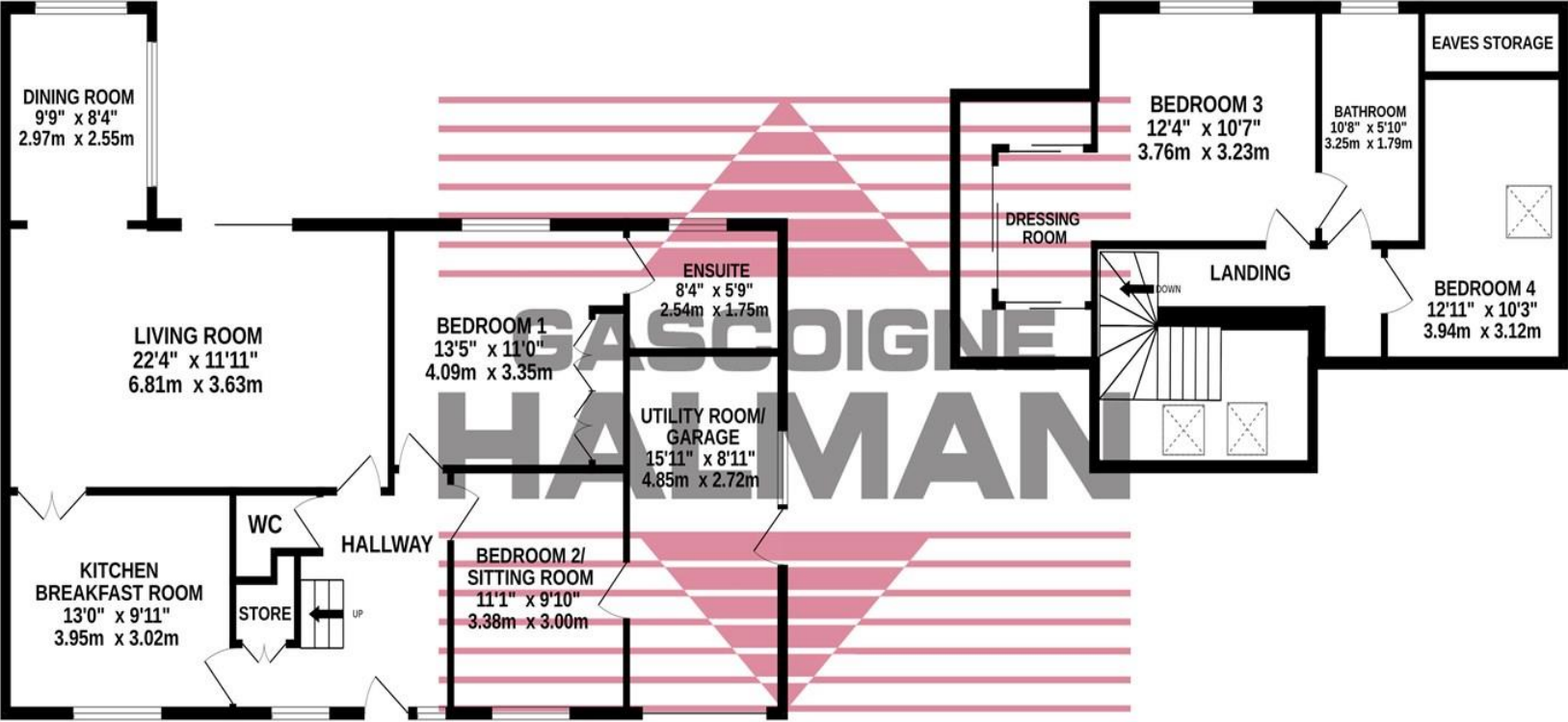
HAS PROPERTY BEEN FLOODED IN 5 YEARS

No

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
1055 sq.ft. (98.0 sq.m.) approx.

1ST FLOOR
569 sq.ft. (52.9 sq.m.) approx.



TOTAL FLOOR AREA : 1624 sq.ft. (150.9 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only
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