



**GASCOIGNE  
HALMAN**

Ack Lane East, Bramhall  
**£679,950.00**

THE AREA'S LEADING ESTATE AGENCY







This charming four bedroom period semi detached family home is positioned in a highly desirable location with convenient access to a range of transport links and amenities. There is a footpath from Ack Lane East which cuts across Benja Fold and brings you out near Bramhall train station which is also highly convenient for the village too. This is also beneficial for the catchment for Pownall Green and a range of excellent secondary Schools. Of course there are further excellent educational facilities for children with Hursthead infant & junior School on the doorstep. As mentioned Bramhall village is only a short walk away, whilst there are also further convenient shortcuts to Bramall Golf Club and Bramhall Park with its recreational facilities to occupy children. If you are looking to contemporary accommodation blended with a plethora of period features, then this home captures it all.

## Property details

- Beautiful Four Bedroom Period Semi Detached Family Home
- Ample Noticeable Original Features Throughout
- Stunning Large Open Plan Kitchen Family Room with underfloor heating
- Well Appointed Utility Room with Downstairs WC and Substantial Elegant Built in Storage
- Within Easy Walking Distance of Bramall Golf Club, Bramhall Park, Bramhall Train Station & The Delightful Bramhall Village
- Immaculate Accommodation Approaching 1600 Sq/Ft With Private Established South Facing Rear Garden



## About this property

This stunning four-bedroom period family home offers the perfect blend of timeless character and contemporary comfort. Stylishly presented throughout, the property showcases an abundance of authentic features alongside high-quality modern finishes. Upon entering, you're greeted by an impressive hallway, enhanced by bespoke fitted cabinetry under the stairs, offering excellent storage solutions. The bay-fronted living room exudes elegance with refined décor and a touch of traditional charm. At the heart of the home lies a spacious open-plan kitchen and family room, an ideal space for modern living and entertaining. The kitchen is well-equipped with a range of integrated appliances and features a sociable breakfast bar. There's ample space for a dining table, perfect for hosting family meals, while the extension creates a cozy additional sitting area. This inviting space boasts a vaulted ceiling with skylights, large side windows, and double patio doors, bathing the room in natural light. A corridor leading to a spectacular utility room is fitted with floor-to-ceiling contemporary wardrobes, providing exceptional storage. A stylish downstairs WC completes the ground floor accommodation. Upstairs, the first floor offers a charming landing area with a staircase continuing to the second floor. Three well-proportioned and beautifully presented bedrooms provide superb sleeping quarters, with the two largest rooms benefiting from fitted wardrobes. The modern family bathroom features a sleek, contemporary suite. The second floor is home to a generous fourth bedroom, complete with bespoke fitted furniture, eaves storage, and a luxurious en-suite shower room, offering a private and comfortable retreat. Throughout the home, period details have been thoughtfully retained, including high ceilings, ornate coving, original picture rails, stained glass windows, and feature fireplaces with wood-burning stoves. Underfloor heating adds a further layer of comfort to this already impressive property. To the front, a gravelled driveway provides ample off-road parking, with the potential to incorporate double gates if desired. A secure side passage leads to a superb south-facing rear garden, an ideal haven for family life. The generous patio area is perfect for alfresco dining and entertaining, while the manicured lawn with established borders offers a private and picturesque outdoor space.





























## DIRECTIONS

SK7 2AB

## 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		79 C
55-68	D		
39-54	E	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

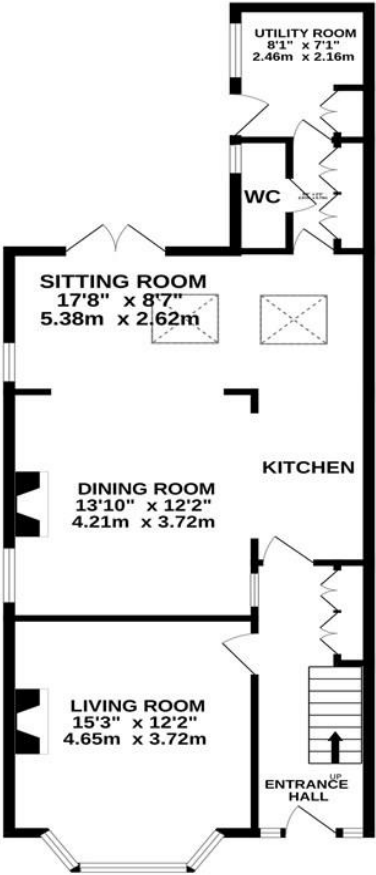
## HAS PROPERTY BEEN FLOODED IN 5 YEARS

No

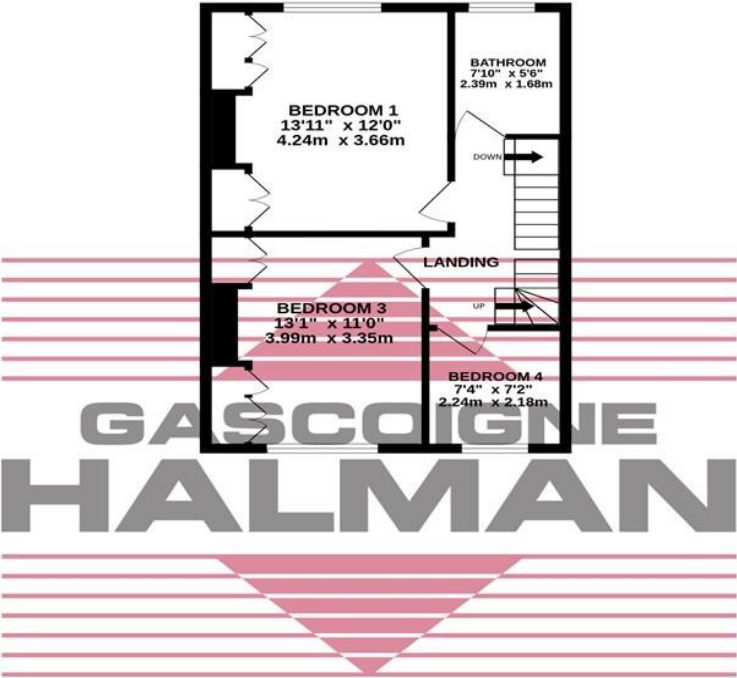
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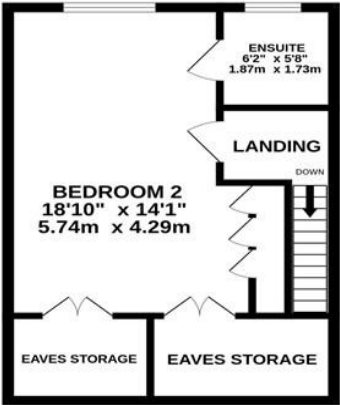
GROUND FLOOR  
735 sq.ft. (68.3 sq.m.) approx.



1ST FLOOR  
470 sq.ft. (43.6 sq.m.) approx.



2ND FLOOR  
389 sq.ft. (36.2 sq.m.) approx.







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