



**GASCOIGNE
HALMAN**

Lugano Road, Bramhall
£350,000.00

THE AREA'S LEADING ESTATE AGENCY



This superb three bedroom and three reception room semi detached family home is positioned in a highly desirable residential location displaying a large west facing rear garden, complete with woodland backdrop, offering an excellent degree of privacy. The property includes spacious family accommodation in excess of 1000 sq/ft and provides further development potential (STPP). NO CHAIN

Property details

- Superb Private Established West Facing Rear Garden
- Three Spacious Reception Rooms & Three Well Proportioned Bedrooms
- Open Plan Kitchen Breakfast Room
- Walking Distance to Nevill Road Junior School
- Conveniently Located For Easy Access to Davenport or Bramhall Train Station
- No Onward Chain



About this property

Set back from the road offering an excellent level of frontage, the driveway displays carefully designed block paving combined with a lawned front garden. The driveway offers ample off road parking with double gates providing access to a single detached garage and carport. Internally the property is accessed via a porch which leads into a hallway complete with cloakroom. A spacious kitchen breakfast room provides a sociable open plan environment. A large living room with double doors leads into a superb dining room offering a functional and practical space for families. A conservatory allows for a further reception area and enjoys views across the beautiful garden. A downstairs WC completes well balanced accommodation to the ground floor. The first floor includes a landing which branches out to three bedrooms, all of which include a range of fitted wardrobes providing excellent storage. Finally, a family bathroom includes a four piece suite and promotes a contemporary layout with separate bath and shower. Externally to the rear there is a divine garden. A deep lawned garden sits amongst established borders providing an excellent degree of privacy with a woodland backdrop ensuring the setting retains a calming and enjoyable atmosphere. There is plenty of space for sheds and greenhouses without compromising the space and size. No Chain.









DIRECTIONS

SK7 3HU

COUNCIL TAX BAND

C

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		78 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?

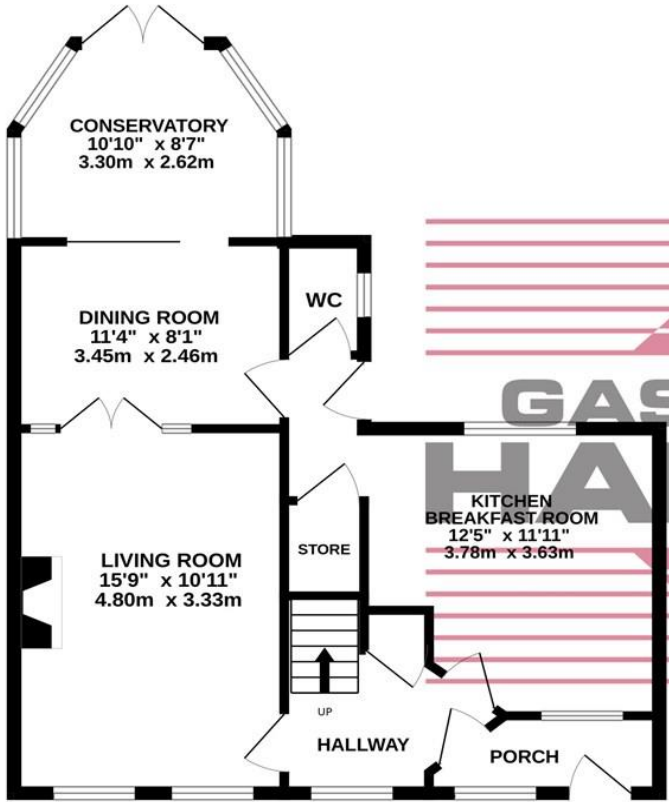
No

HAS PROPERTY BEEN FLOODED IN 5 YEARS

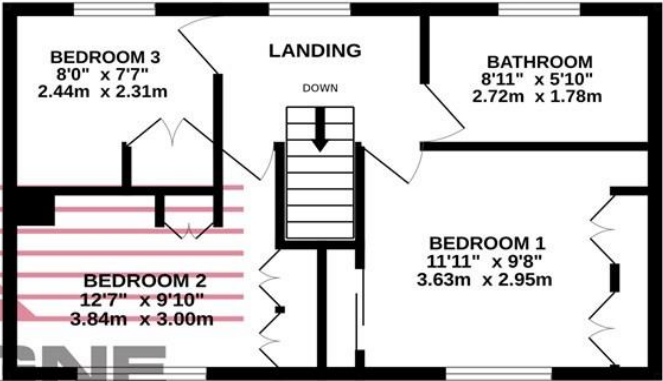
No

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
603 sq.ft. (56.0 sq.m.) approx.



1ST FLOOR
409 sq.ft. (38.0 sq.m.) approx.



TOTAL FLOOR AREA : 1012 sq.ft. (94.0 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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0161 439 5555 bramhall@gascoignehalman.co.uk
9 Ack Lane East, Bramhall, Cheshire, SK7 2BE