



**GASCOIGNE
HALMAN**

THE AREA'S LEADING ESTATE AGENCY

Churchston Avenue, Bramhall
£325,000.00



This modern extended two double bedroom semi detached family home is positioned in a highly desirable location close to schools and transport links. Nevill Road infant & junior school is within easy walking distance and Woodsmoor & Davenport train station are both under a mile away, making this a reassuringly convenient setting for any buyer. This stylish home offers contemporary living and is ideal for first time buyers, young families or even those individuals looking to downsize.

Property details

- Modern Extended Semi Detached Residence
- Open Plan Kitchen Diner with Part Vaulted Ceiling & Skylight Windows
- Two Double Bedrooms & Contemporary Family Bathroom
- Easy Access to Bramhall Village As Well As Davenport & Woodsmoor Train Station
- Conveniently Located for Nevill Road Infant & Junior School
- Private Enclosed Garden with Attractive Covered Garden Pagoda

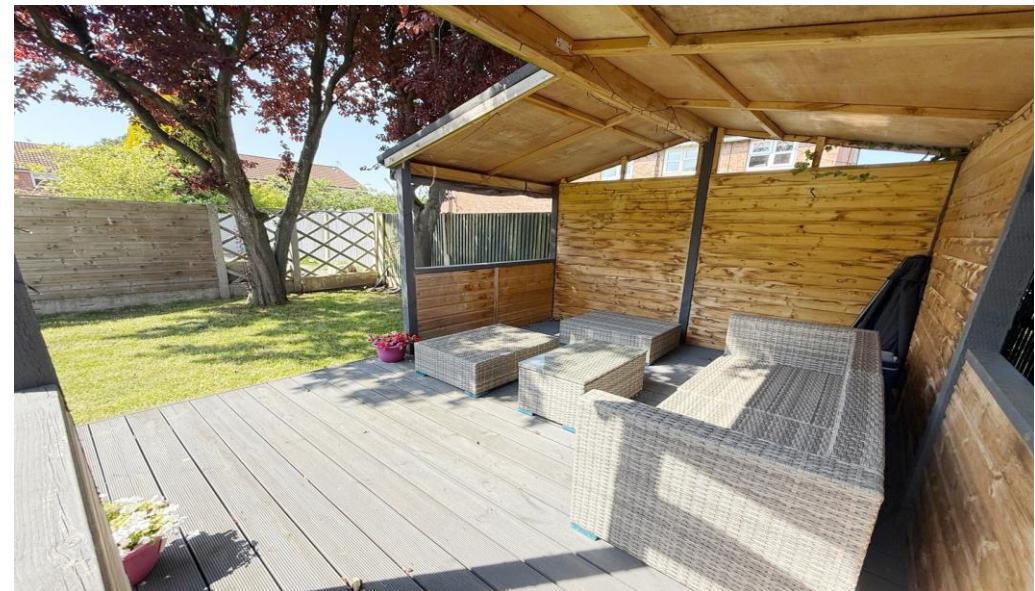


About this property

This modern two double bedroom semi detached property has been creatively and elegantly extended to the ground floor improving the flow, layout and size of the property considerably. Stepping into the entrance porch you are welcomed into this loving home. A spacious living room provides a relaxing space and displays a modern staircase with contemporary glass balustrade. These modern theme continues into the large open plan kitchen diner which provides a fantastic space for entertaining. There is ample light flooding in from the windows to the front and rear but also via feature skylight windows positioned into the part vaulted ceiling. The kitchen includes a range of appliances all of which sit within a timeless white kitchen. Stylish column radiators have also been integrated which further enhances the specification of the property. To the first floor a landing branches into two double bedrooms, the master bedroom showcasing excellent storage with beautiful bespoke fitted wardrobes. A modern family bathroom is fully tiled and reveals a stylish three piece suite. Externally the gravelled driveway provides off road parking and side access leads you to a superb rear garden which is enclosed by timber fencing. Two delightful established ornamental Acer trees provides a stunning backdrop to the garden whilst a covered timber pagoda creates a superb space for outdoor summer dining.









DIRECTIONS

SK7 3DA

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.

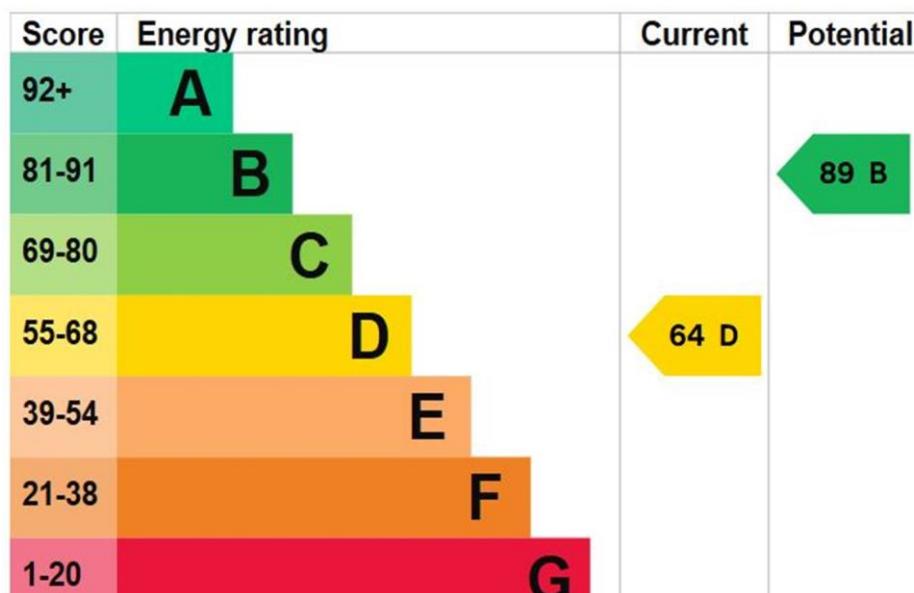
LOCAL AUTHORITY

Stockport MBC

VIEWING

Viewing strictly by appointment.

EFFICIENCY RATING



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

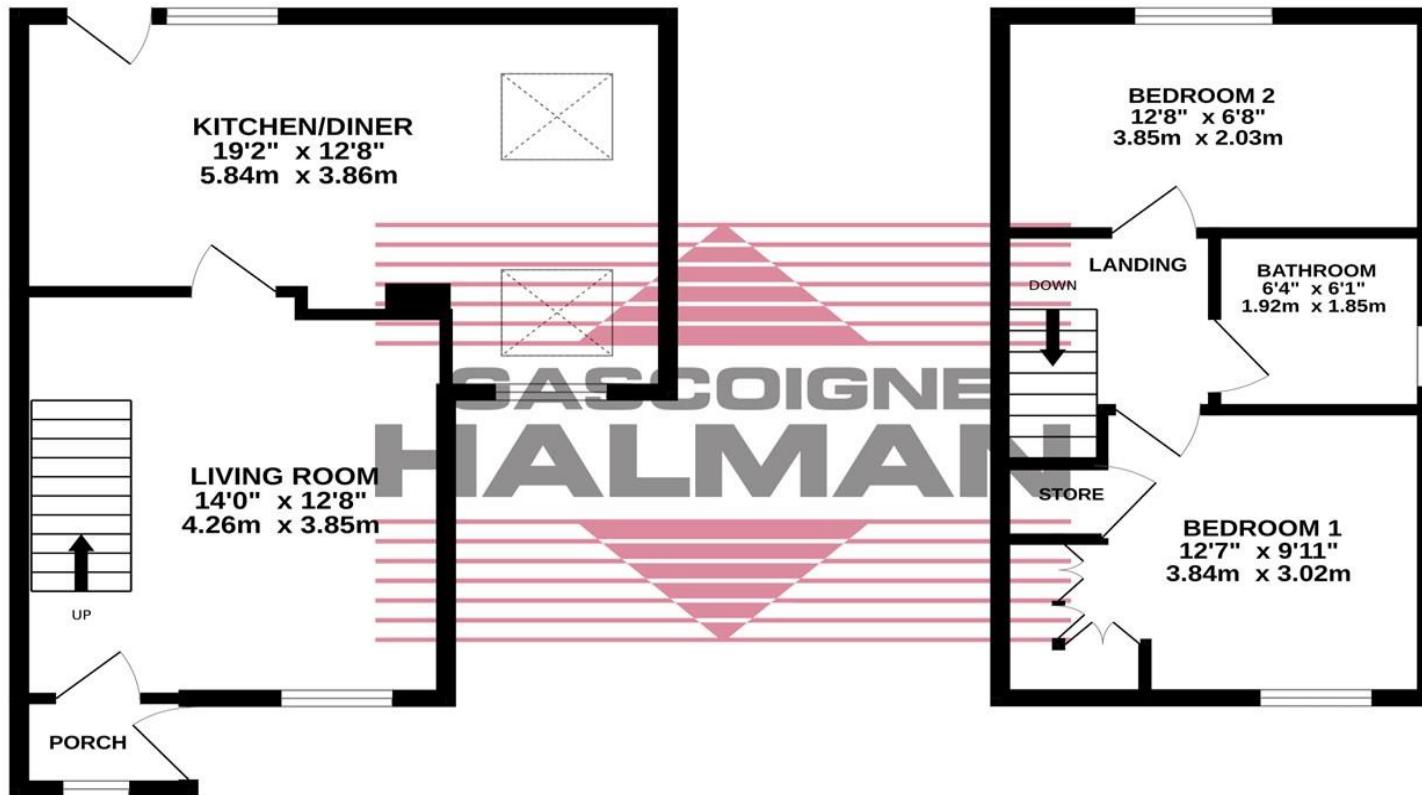
HAS PROPERTY BEEN FLOODED IN 5 YEARS

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
395 sq.ft. (36.7 sq.m.) approx.

1ST FLOOR
296 sq.ft. (27.5 sq.m.) approx.



TOTAL FLOOR AREA: 692 sq.ft. (64.3 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