



**GASCOIGNE
HALMAN**

Churchston Avenue, Bramhall
£325,000.00

THE AREA'S LEADING ESTATE AGENCY



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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C		
55-68	D	64 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?

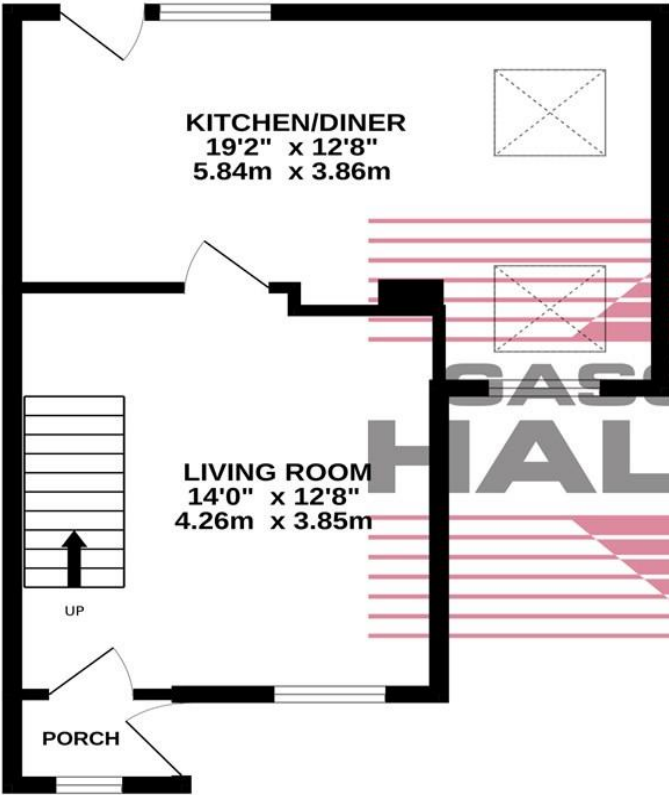
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HAS PROPERTY BEEN FLOODED IN 5 YEARS

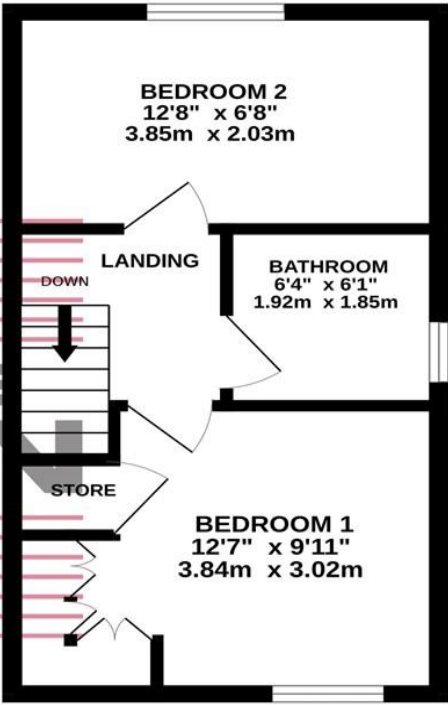
No

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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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