



**GASCOIGNE
HALMAN**

Victoria Way, Bramhall
Offers in Excess of £685,000

THE AREA'S LEADING ESTATE AGENCY



Offering spacious accommodation approaching 2,000 sq ft, this beautifully presented detached dormer bungalow is ideally located just a short walk from the heart of Bramhall village. Nestled in a highly desirable and convenient location, the property combines generous living space with thoughtful design and versatility. The accommodation includes three well-proportioned double bedrooms, several modern bathrooms on both levels and a range of flexible living areas which is ideal for families or anyone looking to downsize. A standout feature is the inviting galleried landing, which not only adds character but also serves as a spacious additional reception area, a perfect transition between the ground and first floor. This is a truly exceptional home that balances comfort, space, and location, making it ideal for a range of buyers. NO ONWARD CHAIN

Property details

- Excellent Family Accommodation Approaching 2000 sq/ft
- Inviting Gallery Landing Providing a Superb Reception Space
- Ground Floor Master Suite Complete with En-Suite and Elegant Fitted Wardrobes
- Sublime Open Plan Kitchen Dining Room with Part Vaulted Ceiling & Skylight Windows
- Highly Desirable Residential Location Within Minutes Walking Distance of Bramhall Village
- No Onward Chain For Additional Convenience



About this property

This superb detached family residence occupies a convenient location which is within easy walking distance of Bramhall village. The setting could not be any better, simply put, it enjoys the benefits of an attractive residential position blended with the effortless accessibility to village life and its amenities, transport links as well as excellent Schools. Internally the property offers vast accommodation with a welcoming entrance hallway leading into a large well presented living room. A magnificent open plan kitchen dining room with part vaulted ceiling and sky light windows is a tremendous light filled entertaining area. The added advantage is that the WC and utility room are positioned either side of the kitchen diner, along with an integral garage promoting excellent storage. The beautiful master bedroom suite also sits on the ground floor and incorporates modern fitted wardrobes. A large en-suite forms part of the delightful master bedroom and offers modern day to day comfort. Leading upstairs you are greeted by the most fantastic gallery landing which doubles up as an additional reception room or even a home office. The skylight windows pour light into the landing area ensuring this space remains well lit. There is ample storage available off the landing with purpose built storage cupboards and ample eaves storage too. The remaining two double bedrooms and contemporary family bathroom complete the first floor accommodation, with each bedroom also benefiting from further eaves storage. Externally the there is a double driveway creating simple in and out access. Externally to the rear there is a pleasant private established garden with a patio area for outdoor dining. NO CHAIN













DIRECTIONS

SK7 1DE

COUNCIL TAX BAND

F

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		83 B
69-80	C	76 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

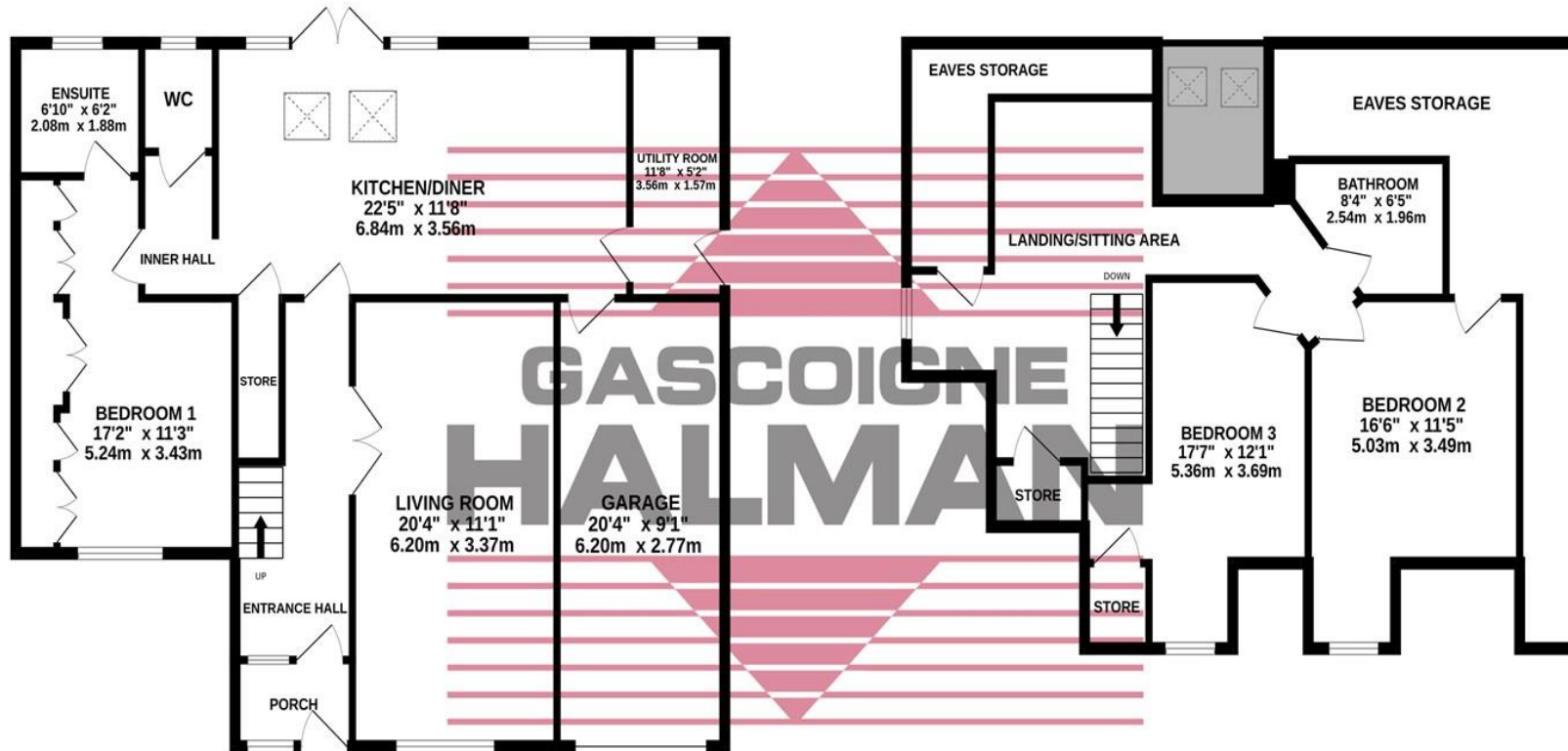
HAS PROPERTY BEEN FLOODED IN 5 YEARS

No

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GROUND FLOOR
1125 sq.ft. (104.5 sq.m.) approx.

1ST FLOOR
825 sq.ft. (76.7 sq.m.) approx.



TOTAL FLOOR AREA : 1951 sq.ft. (181.2 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only
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