



**GASCOIGNE
HALMAN**

Ladythorn Grove, Bramhall
£700,000.00

THE AREA'S LEADING ESTATE AGENCY



No Onward Chain. Situated on the sought-after Ladythorn Grove in Bramhall, this impressive three-bedroom detached residence offers a wonderful opportunity for any new homeowner. Boasting a generous floor area in excess of 1500 square feet, this property is ideal for those seeking a spacious family home with an exceptional west facing plot and superb development potential. Nestled in an exclusive area, neighbouring the affluent Pownall Avenue, this rare to the market property provides the perfect allure with Bramhall Golf Club, Bramhall train station as well as excellent primary & secondary Schools on the doorstep.

Property details

- No Onward Chain
- Wonderful Private Established Plot With West Facing Rear Garden
- Superb Opportunity to Further Extend & Develop (STPP)
- Three Bedroom Detached Family Residence, Nestled Amongst Many Beautifully Re-Developed Home's
- Positioned Just Off the Highly Desirable Pownall Avenue with It's Executive Style Properties
- Within Walking Distance of Bramhall Train Station & Bramhall Village, As Well As Bramhall Golf Club & Excellent Primary & Secondary Schools



About this property

Upon entering this detached family home you are greeted by a spacious hallway which incorporates a downstairs W/C. There are numerous reception areas providing ample space for entertaining or relaxing. The living room reveals a wonderful family room with large windows pouring plenty of light into this magnificent space. Several further reception rooms form additional enjoyable sections of this home. A dining room sits adjacent to a kitchen breakfast room which provides a delightful functional space for everyday needs. A sitting room displays a calming environment and a picture window frames the rear garden, whilst a UPVC door offers access to the same sublime tranquil private west facing garden. A rear enclosed porch connects the main living accommodation with the integral garage which offers excellent storage. To the first floor the property features a modern bathroom and three well-proportioned bedrooms, offering comfortable living arrangements for the whole family. Whilst requiring a degree of modernisation, the property includes a fantastic layout which can also be easily adapted and transformed to suit any buyers needs. With many homes having been significantly improved and redeveloped on the road, it is obvious that this home affords the same opportunities. Notably there is a strong possibility to extend over and above the garage to help create additional living accommodation in the form of a master bedroom, complete with dressing room and en-suite. With open plan accommodation something most families crave, it is not impossible to imagine a rear extension where a bespoke kitchen is combined with a modern living and dining room, whilst elegant exterior architecture carefully blends with a delightful interior design. This property offers limitless options for any discerning buyer. To the front there is a driveway providing ample parking whilst the stand out feature is the large private established rear garden which is perfect for enjoying sunny afternoons or hosting outdoor gatherings. No Onward Chain









DIRECTIONS

SK7 2HD

COUNCIL TAX BAND

E

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		77 C
55-68	D	62 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?

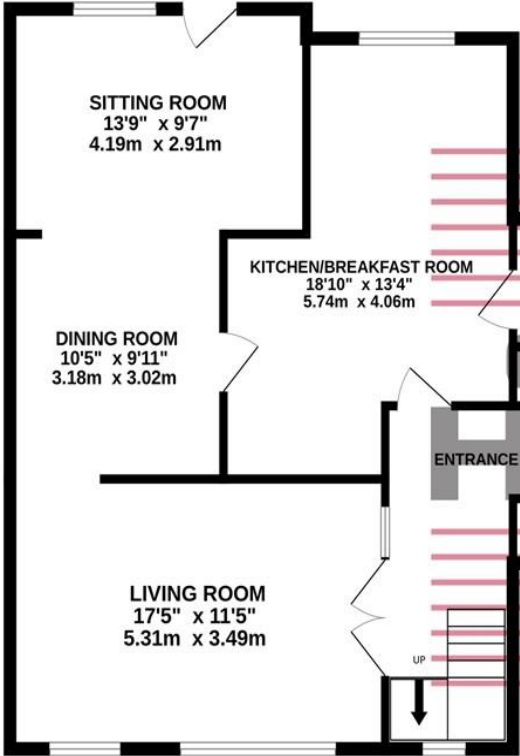
No

HAS PROPERTY BEEN FLOODED IN 5 YEARS

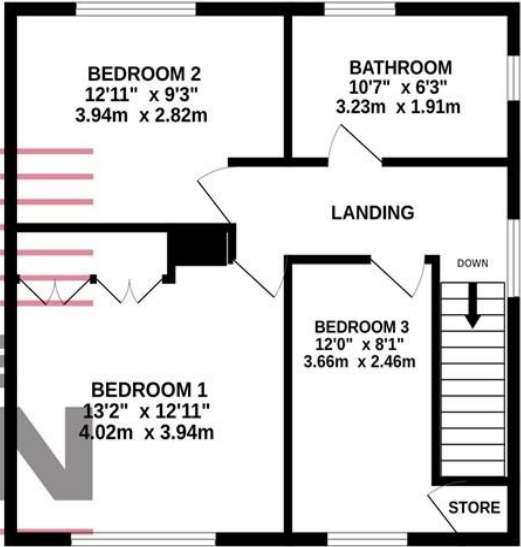
No

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
991 sq.ft. (92.1 sq.m.) approx.



1ST FLOOR
520 sq.ft. (48.3 sq.m.) approx.



TOTAL FLOOR AREA : 1512 sq.ft. (140.4 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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