



**GASCOIGNE
HALMAN**

Larchway, Bramhall,
£775,000

THE AREA'S LEADING ESTATE AGENCY



This bungalow is a fine example of perfection. The property is neatly positioned towards the head of a quiet cul-de-sac and has been fully modernised throughout. The property enjoys a fantastic position on the road with a private established south facing rear garden. Approaching 1900 sq/ft this substantial bungalow provides ample living accommodation with the majority of space dominating the ground floor. The first floor has been expertly converted with bedrooms and bathrooms and storage in mind, a fantastic space for when family visit.

Property details

- Positioned At The Head of a Quiet Cul-de-Sac
- Four Well Proportioned Bedrooms
- Extended Kitchen Family Room with Bi-Folding Doors and Vaulted Ceiling with Skylight Windows
- Private South West Facing Rear Garden
- Immaculately Presented Throughout with Landscaped Gardens & Driveway
- Fully Converted Loft with Double Bedroom, En-Suite, Ample Storage & Study Area To The Landing



About this property

Stepping into the entrance porch, where you can neatly hide away the shoes and coats, you are then greeted by the welcoming entrance hallway. Two double bedrooms offer views over the front elevation, with one double bedroom incorporating superb fitted wardrobes and a nicely tucked away lavatory, whilst the other bedroom provides a master suite complete with ample bespoke fitted wardrobes and a large contemporary en-suite. A third bedroom can double up as an office but essentially provides versatile options to suit any buyer. A large living room displays bi-folding doors which leads into a spacious sitting room with views across the garden. A bathroom is also positioned off the hallway whilst the masterpiece awaits in the form of a beautiful extended kitchen family room. This provides the perfect space for cooking, dining, entertaining and socialising. This room is an all in one space offering multi functional capabilities. Bi-folding doors, a large picture window and skylight windows pour light into this superb space. There are even electric blinds and an electric awning offering modern day comforts. A utility room provides excellent storage and space for day to day appliances. To the first floor a landing area could provide useful space for a home office whilst a large storage cupboard will provide the perfect spot for all those occasional seasonal decorations. A large double bedroom with skylight windows leads through to a modern en-suite completing this substantial bungalow. A blocked paved driveway provides ample parking and side gates provide access to the rear garden. The rear garden is a perfect sun trap with the south west orientation bathing the garden in sunlight. There is a patio for outdoor dining and there are sheds providing fantastic storage. The garden is private but yet established and is ideal for any buyer









DIRECTIONS

SK7 2AL

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		80 C
55-68	D	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 cabinet

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?

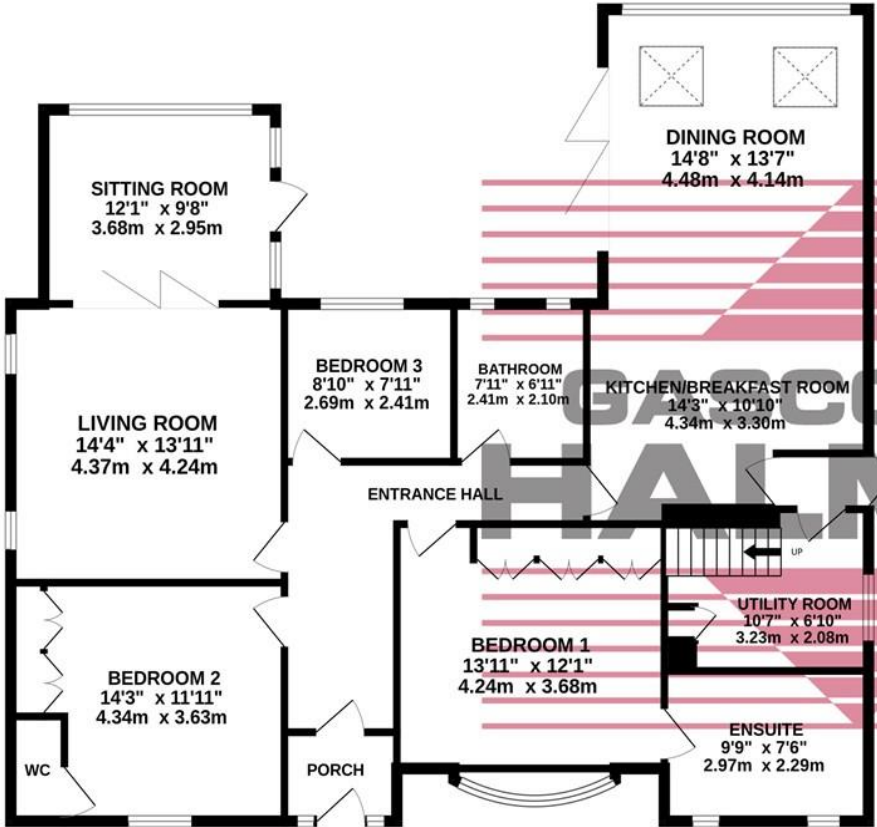
No

HAS PROPERTY BEEN FLOODED IN 5 YEARS

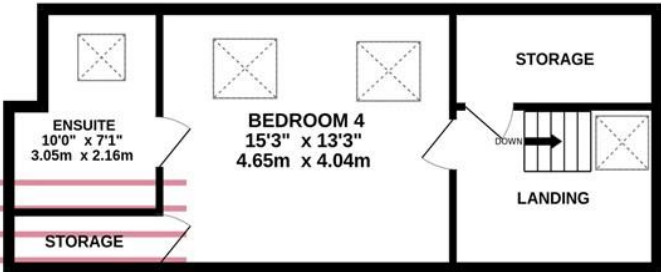
No

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GROUND FLOOR
1443 sq.ft. (134.0 sq.m.) approx.



1ST FLOOR
427 sq.ft. (39.7 sq.m.) approx.



TOTAL FLOOR AREA : 1869 sq.ft. (173.7 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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