



GASCOIGNE HALMAN
THE AREA'S LEADING ESTATE AGENCY

**GASCOIGNE
HALMAN**

Victoria Close, Bramhall
£730,000.00

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This traditional semi detached four bedroom family residence occupies a highly desirable cul-de-sac location within minutes walk of Bramhall village and Bramhall Train Station. This widening plot displays an abundance of space externally providing ample parking and is complete with single detached garage and private established rear gardens. This property is simply magnificent and reveals in excess of 1600 sq/ft of accommodation. A high standard of decor is on display internally as well as ample noticeable original features. There are two principal reception rooms offering perfect living spaces for families, whilst an immaculate open plan kitchen breakfast room provides not only a functional and practical space, it also provides a sociable entertaining area. This property delivers in so many ways and is certain to appeal to anyone looking for a convenient setting in a quiet residential location within close proximity to amenities, Schools and transport links.

Property details

- Spacious Widening Corner Plot In A Highly Desirable Cul-de-sac Setting
- Within Minutes Walk of Bramhall Village & Bramhall Train Station
- Private Established Rear Garden with Single Detached Garage
- Immaculately Presented Reception Rooms & Bedrooms With A Plethora Of Authentic Original Features
- Contemporary Kitchen Breakfast Room with Feature Centre Island & Access To A Practical & Useful Utility Room
- Ideal Location For Families With Excellent Schools On The Doorstep



About this property

This remarkable bay fronted traditional residence leaves no expense spared. A welcoming storm porch leads you into the inviting entrance hallway which branches off into two principal reception rooms, to the front is a stunning bay fronted dining room whilst an elegant extended sitting room with patio doors leading to the rear garden is positioned to the rear. Both reception rooms reveal beautiful feature fireplaces whilst cornice ceiling and ceiling roses and stained glass windows captures the elegance and beauty of this superb home. A courtesy downstairs WC is positioned off the hallway and is a welcomed addition. The tiled flooring runs seamlessly from the hallway into the magnificent kitchen breakfast room which is complete with centre island providing a splendid modern feel. The bright and spacious kitchen promotes ample space for preparing family meals and entertaining family and friends and includes double patio doors which lead to a safe and secure child friendly garden. A utility room and cloakroom provide excellent storage whilst a side door gives access back to the well designed patio area. Leading up the stairs you are greeted by a spacious landing with leads to four very capable and well proportioned bedrooms. A fully tiled family bathroom reveals a three piece suite along with a useful cupboard providing excellent storage. The family bathroom could be restyled and reimagined to suit any buyers needs but in terms of practicality for families this bathroom fits the bill perfectly. To the loft there is ample potential storage capabilities and for anyone wanting more living accommodation there is also the possibility to develop the loft into a further bedroom and en-suite. Externally the property leads you along a landscaped driveway providing parking for multiple vehicles and in turn leads to a detached garage delivering further superb storage. A landscaped rear garden provides an excellent degree of privacy with tall evergreen borders whilst a patio area provides ample space for those monthly sociable family gatherings. This split level rear garden zones the space brilliantly and there is ample room for children to play and for adults to socialise and entertain throughout the year. This superb home is a rare addition to the market and we would be delighted to welcome you on a viewing.









DIRECTIONS

SK7 2BZ

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	73 C	78 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?

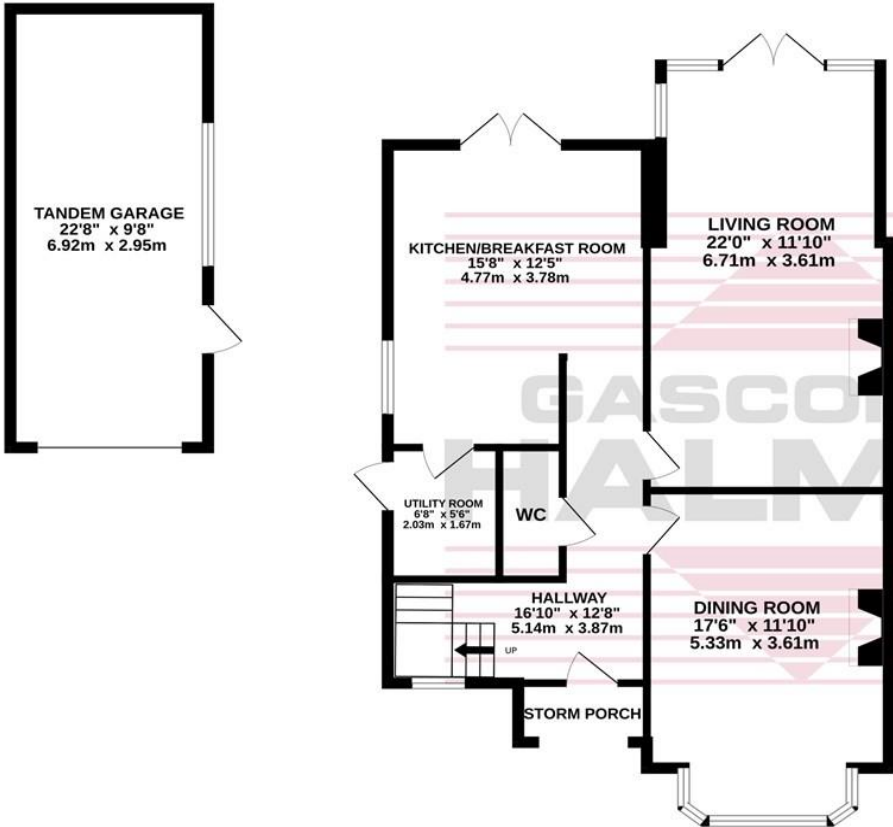
No

HAS PROPERTY BEEN FLOODED IN 5 YEARS

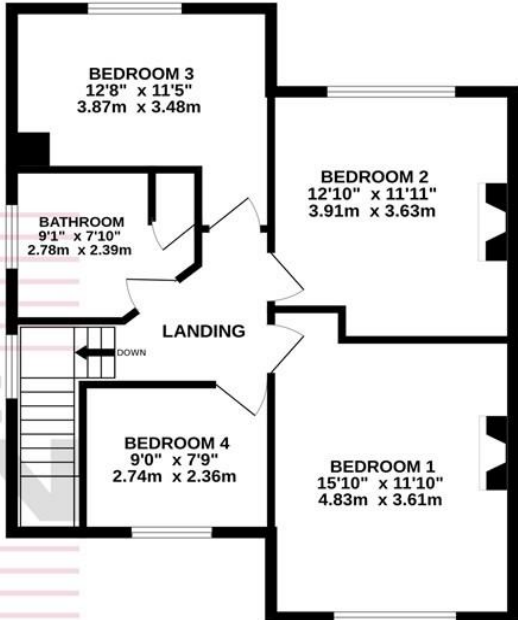
No

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
1021 sq.ft. (94.9 sq.m.) approx.



1ST FLOOR
653 sq.ft. (60.6 sq.m.) approx.



TOTAL FLOOR AREA : 1674 sq.ft. (155.5 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