



**GASCOIGNE
HALMAN**

Fir Road, Bramhall
£500,000

THE AREA'S LEADING ESTATE AGENCY



This elevated two double bedroom detached bungalow occupying a spacious corner plot offers the perfect home for anyone looking to downsize. With planning permission approved, the property can be easily developed to incorporate an additional bedroom as well as a generous open plan kitchen family room with glazed patio doors providing a seamless indoor outdoor lifestyle. The property provides functional and practical and stylish accommodation as it is but the versatility of the property will appeal to many buyers. No CHAIN

Property details

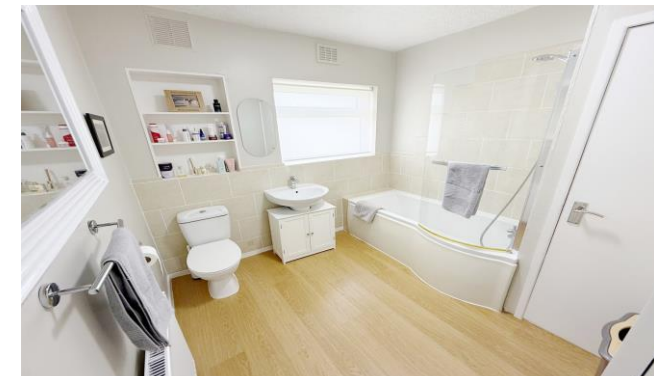
- Two Double Bedroom Detached Bungalow
- Highly Desirable Location Occupying a Spacious Corner Plot
- Contemporary Open Plan Kitchen Diner with Separate Utility Room
- Stockport Council Planning Reference - DC/094498 - Construction Of Rear Extension, New Porch, Dormer Loft Conversion, Render External Facades And New Roof
- Driveway Leading to Single Detached Garage
- No Onward Chain



About this property

Situated on the sought-after Fir Road in Bramhall, this charming two-bedroom detached bungalow enjoys an elevated position boasting a large corner plot along with comfortable living accommodation in excess of 1000 square feet. This superb residence caters for dual entrance to the front as well as to the rear via a driveway which in turn provides level access to this immaculately presented property. Upon entering, you are greeted with a spacious contemporary open plan kitchen diner, complete with a separate utility room for added convenience. The property features two large double bedrooms, making it ideal for anyone looking to downsize or even a small family as discerning buyers can take advantage of the already approved planning permission which provides consent to develop the loft, creating an additional bedroom as well as extra ground floor living space. The master bedroom includes a range of stylish fitted wardrobes providing excellent storage. The living room promotes a cosy retreat and somewhere to relax and unwind but also entertain family and friends. The family bathroom is a great size and reveals ample space with built in storage. There is sufficient room to remodel the bathroom to incorporate a stylish walk-in shower for added convenience. The loft provides ample storage but as the planning highlights, this can be easily adapted and transformed. Externally, the property offers a driveway leading to a single detached garage, providing ample parking space. The immaculate gardens are beautifully landscaped and wrap around the property creating superb contours. With no onward chain, this bungalow presents a fantastic opportunity for those looking to settle in a highly desirable location.









DIRECTIONS

SK7 2JF

COUNCIL TAX BAND

D

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	69 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?

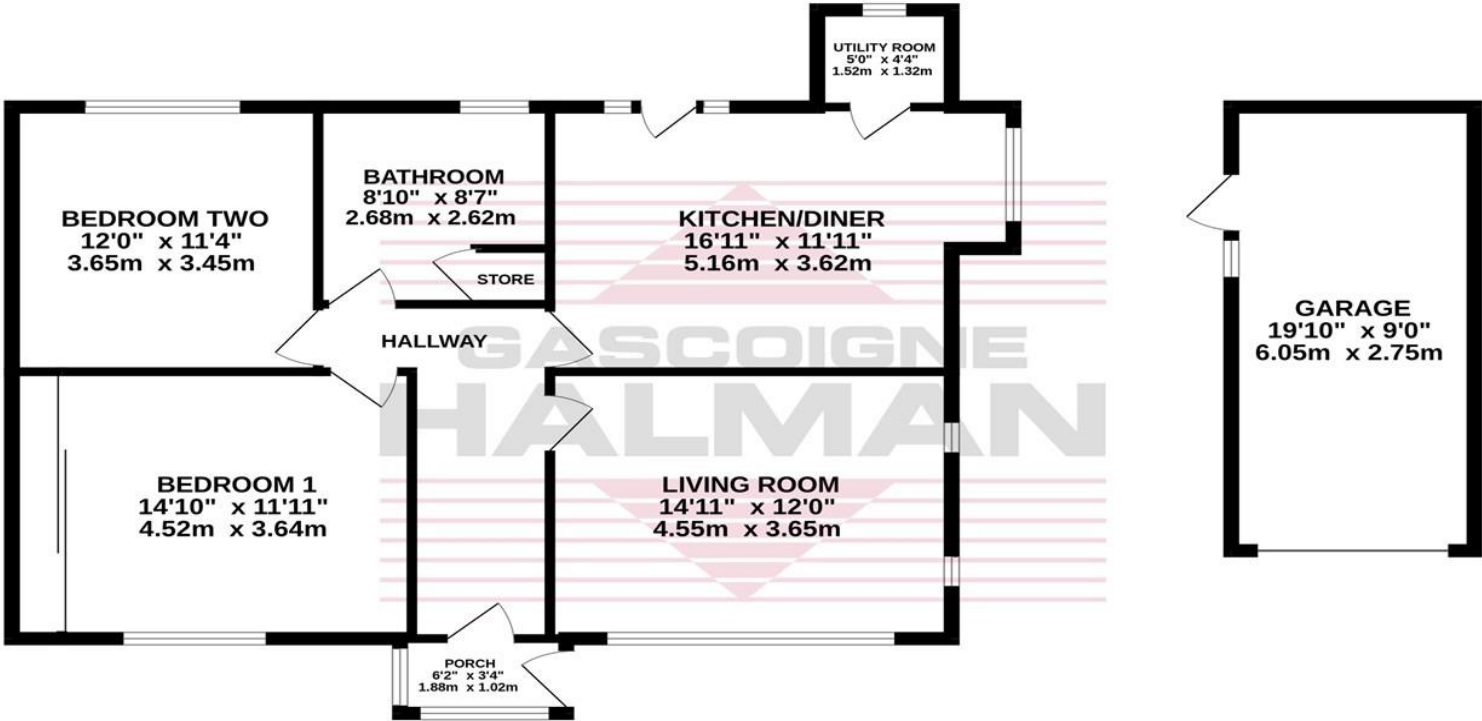
No

HAS PROPERTY BEEN FLOODED IN 5 YEARS

No

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GROUND FLOOR
1065 sq.ft. (98.9 sq.m.) approx.



TOTAL FLOOR AREA : 1065 sq.ft. (98.9 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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