





No Onward Chain. This five bedroom semi detached property offers excellent living space throughout with family accommodation 1100 sq/ft. Whilst requiring selective modernisation the property offers a fantastic opportunity to further extend and develop (STPP) and even remodel to suit any buyers taste and style as well as their own specification. The property occupies a great location close to excellent primary and secondary schools making this an ideal home for a variety of discerning buyers

Property details

- No Onward Chain
- In Need Of Modernisation With Potential To Add value
- Within Catchment For Many Highly Regarded Local Schools
- Five Bedroom Semi Detached Family Home
- On The Doorstep Of Excellent Transport Links with Direct Access to Manchester
- Private Enclosed Rear Garden



About this property

This semi-detached family home is situated in a private cul-de-sac perfect for tranquil living. The large drive offers ample parking for two large vehicles and the connected single garage may also provide space for a small car along with spare space for storage. The property boasts a large kitchen/diner with a separate dining room spanning the width along the back of the house. This has got great potential for more open-plan modern living or separate rooms depending on preferences. Once you are through the porch, the residence opens up to the spacious living room with a sturdy staircase hidden on the right hand side. Going upstairs you are greeted by five bedrooms, three of which would comfortably fit double beds alongside furniture. The bathroom is currently fitted out with a bath/shower and looks out onto the private garden behind the rear of the property. The garden itself is blessed with a stunning established tree adding character without taking away too much sun from the garden. No onwards chain.





DIRECTIONS

SK7 2LN

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	70 C	77 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?

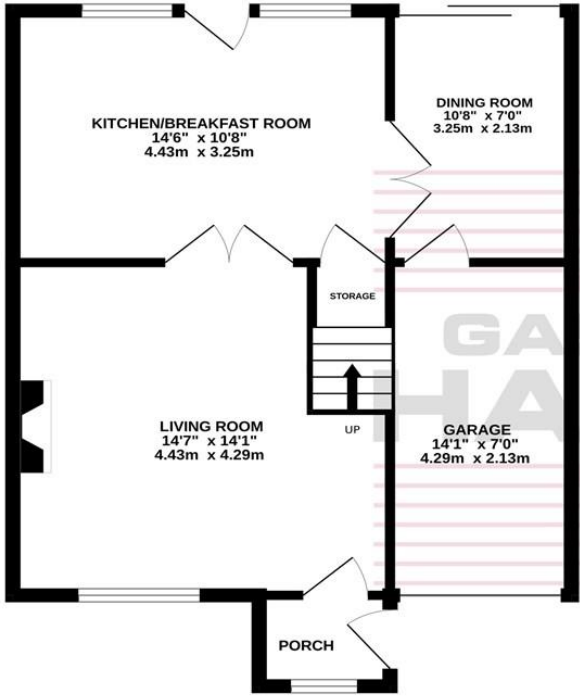
No

HAS PROPERTY BEEN FLOODED IN 5 YEARS

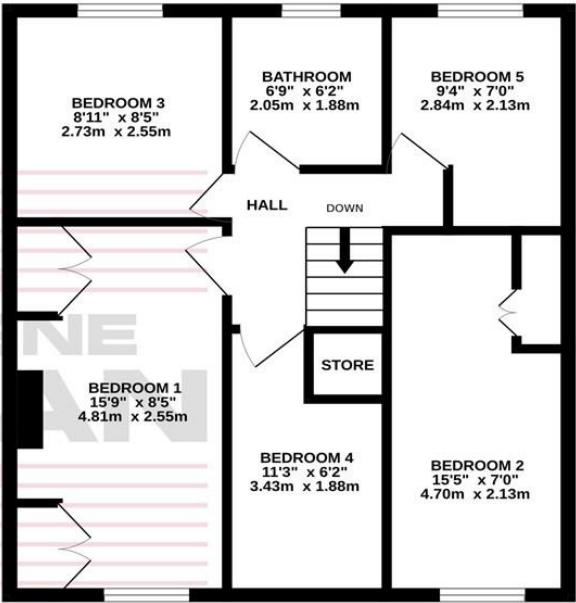
No

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
548 sq.ft. (50.9 sq.m.) approx.



1ST FLOOR
530 sq.ft. (49.2 sq.m.) approx.



TOTAL FLOOR AREA : 1077 sq.ft. (100.1 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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THE AREA'S LEADING ESTATE AGENCY

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