



**GASCOIGNE
HALMAN**

THE AREA'S LEADING ESTATE AGENCY

Derwent Drive, Bramhall
£525,000.00



Located within walking distance of Bramhall Village, residents can easily access a variety of amenities, bars, and restaurants. The property is nestled in a highly desirable residential cul-de-sac, offering a safe and peaceful environment for families. Moss Hey Primary School is just a short stroll away, making the location ideal for families with young children. With further development potential and the opportunity to extend (STPP), this extended three bedroom semi detached property is perfect for those looking to create their dream family home. This magnificent property sits on a spacious widening plot and is certain to fulfill every families requirements

Property details

- Walking Distance to Bramhall Village With An Array of Amenities, Bars & Restaurant
- Highly Desirable Residential Cul-de-Sac Location
- Widening Plot with Superb Accommodation Approaching 1400 sq/ft
- Within Easy Walking Distance of Moss Hey Primary School
- Further Development Potential with Ample Opportunity To Extend (STPP)
- Double Driveway & Spacious Private Established Rear Garden



About this property

Situated on the peaceful Derwent Drive in Bramhall, this charming three bedroom semi-detached house is the epitome of family-friendly living. The property offers an open plan living arrangement perfectly zoned into a dining room with feature window, a large living room with stylish built in media wall, along with a kitchen breakfast room promoting a superb level of space to prepare everyday meals. This fashionable, sociable and contemporary layout boasts a generous floor area approaching 1400 square feet and offers ample space for comfortable living. The living room includes patio doors linking the outside with the inside and a feature glazed window pours a tremendous amount of light into the living space. A downstairs WC adds excellent convenience and an inner hall connects to a large garage/utility space with a door leading to the rear garden. Whilst the ground floor provides versatile spaces the different zones can easily be separated to create some privacy should buyers choose to adopt a different layout. To the first floor the accommodation includes three bedrooms, the master displaying a range of contemporary fitted wardrobes. The well maintained interior is also complimented by a modern fully tiled family bathroom with feature porthole style window. A spacious private established rear garden is perfect for outdoor activities and relaxation. To the front the widening driveway offers dual parking which leads to a large integral garage.







DIRECTIONS

SK7 1HW

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 | | |
| 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?

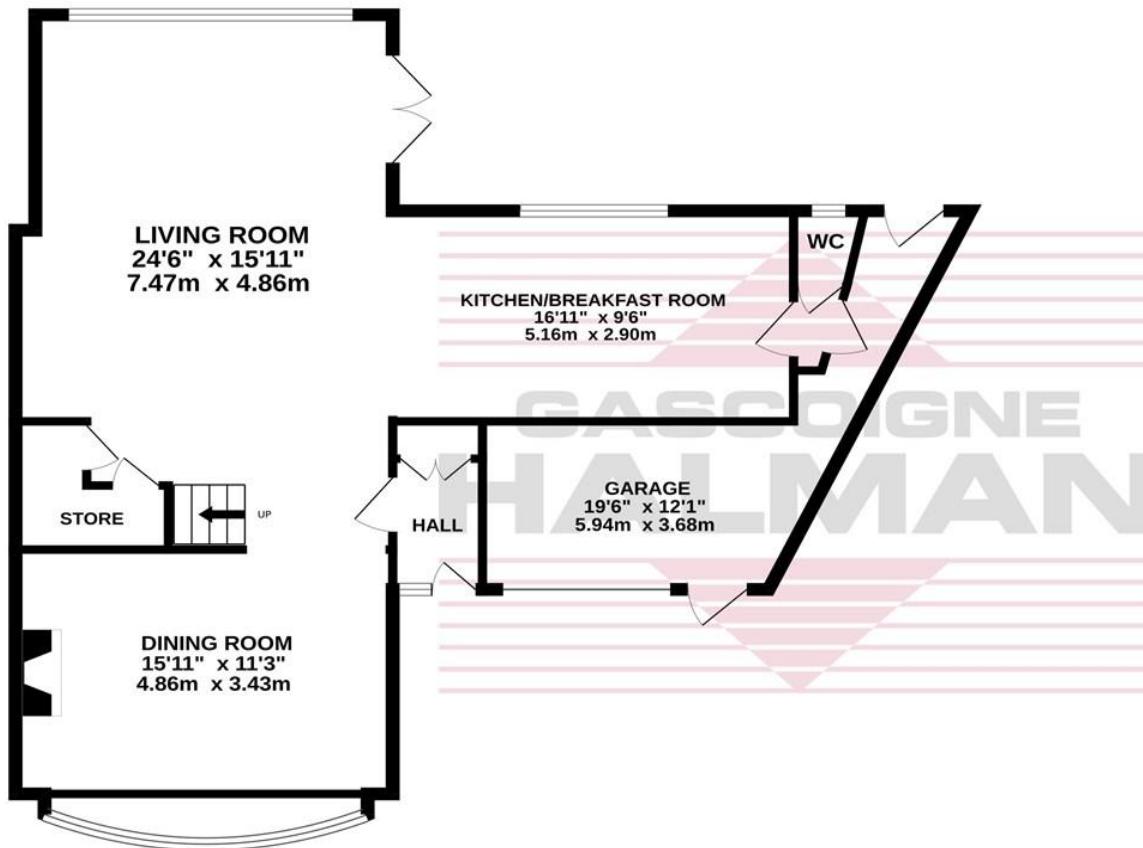
No

HAS PROPERTY BEEN FLOODED IN 5 YEARS

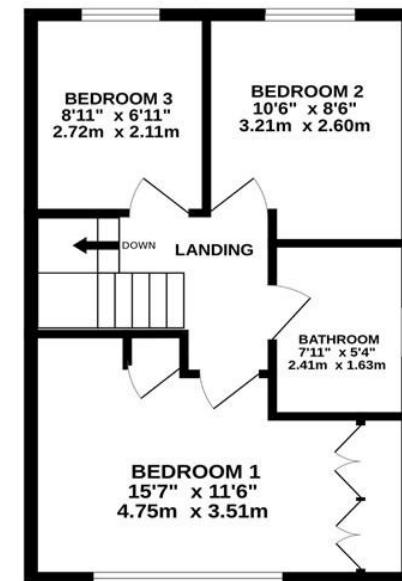
No

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
946 sq.ft. (87.9 sq.m.) approx.



1ST FLOOR
414 sq.ft. (38.4 sq.m.) approx.



TOTAL FLOOR AREA : 1359 sq.ft. (126.3 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