



**GASCOIGNE  
HALMAN**

Meadway, Bramhall  
**Offers in Excess of £500,000**

THE AREA'S LEADING ESTATE AGENCY





This traditional bay fronted semi detached residence provides an unassuming appearance but behind this facade is a delightful family home which offers surprising accommodation in excess of 1200 sq/ft. The property includes four bedrooms and two bathrooms and displays a plethora of versatility to suit many different buyers. The large driveway provides a perfect introduction with its superb curb appeal, whilst the delightful south west facing garden will create enjoyment all year round. Being within close proximity to excellent primary & secondary Schools as well as being within walking distance of Bramhall village, this tremendous functional and practical home delivers many attributes which will appeal to buyers.

## Property details

- Superb Four Bedroom & Two Bathroom Semi Detached Family Home
- Privately Enclosed South West Facing Rear Garden
- Within Walking Distance of Queensgate Primary School & Easy Access to Bramhall Village
- Spacious Family Accommodation In Excess of 1200 sq/ft
- Self Contained Ground Floor Annexe Providing An Excellent Opportunity For Multi-Generational Living
- Spacious Driveway With Beautiful Ornamental Tree & Ample Off Road Parking Potential





## About this property

Introducing this superb four-bedroom, two-bathroom semi-detached family home located in close proximity to Bramhall village. This family-friendly property offers a spacious floor area of over 1200 sq/ft, providing ample room for comfortable living. The property reveals an inviting entrance hallway leading to a wonderful bay fronted elegant living room which opens up into an extended dining room/playroom with patio doors creating access to a rear garden which boasts a privately enclosed south-west facing aspect, perfect for outdoor gatherings and children's play. Its proximity to Queensgate Primary School makes it an ideal choice for families with young children. Additionally, easy access to Bramhall Village ensures convenience for daily amenities. The kitchen is well equipped and provides all the day to day necessities a family would want and need. There is even scope to re-model or extend and for those who don't mind some DIY, a simple knock through between the kitchen and dining room could also provide a large open plan family room. One of the standout features of this home is the self-contained ground floor annexe, offering an excellent opportunity for multi-generational living or flexible use as a home office or guest suite. The annexe with its independent access could also help provide a rental income if needed, as it has done for the current owners for a number of years. The annexe includes a kitchenette, breakfast area, large double bedroom and a spacious bathroom. This accomplished and adaptable home can be used to suit any buyers needs and offers impeccable versatility. To the first floor the property displays a landing with useful storage cupboard as well as three very capable bedrooms and a stylish family bathroom. A spacious driveway with a beautiful ornamental tree not only enhances the property's curb appeal but also provides ample off-road parking potential for multiple vehicles. Don't miss out on the chance to make this family-friendly property your new home. Contact us today to arrange a viewing and make your dream home a reality.













## DIRECTIONS

SK7 1NL

## COUNCIL TAX BAND

D

## TENURE

Leasehold

## 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		79 C
55-68	D	66 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?

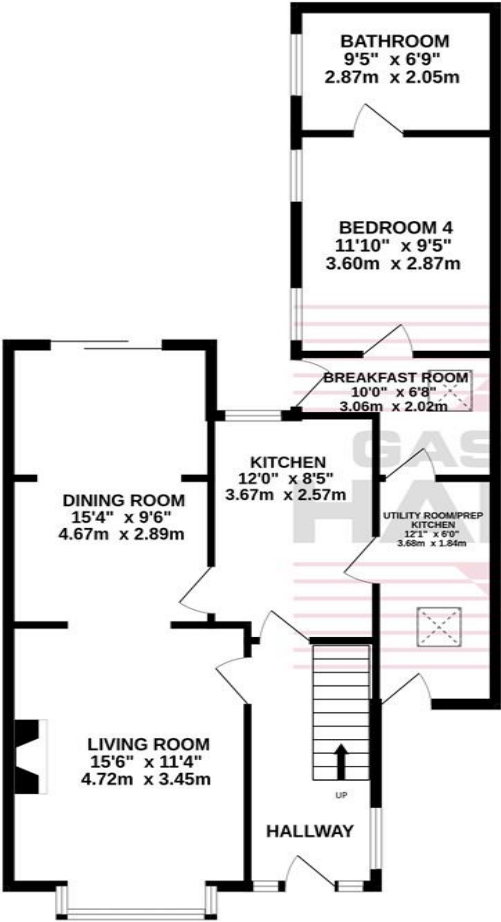
No

## HAS PROPERTY BEEN FLOODED IN 5 YEARS

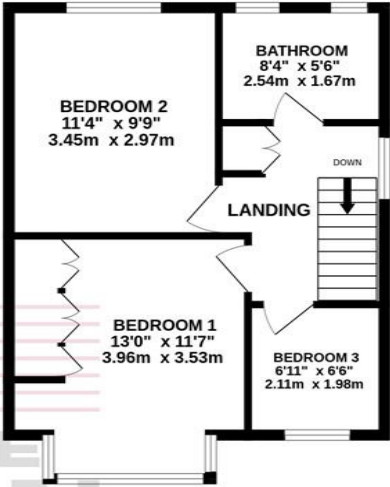
No

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  
821 sq.ft. (76.3 sq.m.) approx.



1ST FLOOR  
451 sq.ft. (41.9 sq.m.) approx.







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