



**GASCOIGNE
HALMAN**

Crossway, Bramhall
£500,000.00

THE AREA'S LEADING ESTATE AGENCY



Welcome to Crossway in Bramhall - a delightful family-friendly home on the doorstep of Bramhall village. This charming detached house boasts cozy bedrooms and spacious reception rooms, perfect for a growing family. There's certainly plenty of room for quality family time or entertaining guests. As with many properties in the area, there is also space to extend and re-imagine the space in the form of an open plan kitchen family room. Situated in a peaceful neighborhood with an excellent choice of primary schools to consider, this well-maintained home delivers a warm ambiance which makes this house a perfect family haven.

Property details

- Within Easy Walking Distance Of Bramhall Village & All It's Amenities & Bars and Restaurants
- Spacious Three Bedroom Detached Family Home With Space to Extend (STPP)
- Within Walking Distance of Queensgate Primary School & Bramhall High School
- Superb Privately Enclosed Rear Garden
- Highly Desirable Location On A Quiet Road Positioned On The "Little Australia Estate"
- No Onward Chain



About this property

This superb detached property is located on Crossway in the vibrant neighborhood of Bramhall. This stylish property boasts two reception rooms, offering a modern and comfortable living space spread across 1100 sq/ft of living accommodation. A kitchen promotes a fashionable design and sits adjacent to reception rooms, ideal for both relaxing and entertaining. The dining already benefits from having been extended and could be extended further (STPP). The three bedrooms are bright and airy, providing a peaceful retreat after a long day. Each bedroom is well equipped with fitted wardrobes promoting excellent storage. There is a modern family bathroom and a separate WC positioned off the landing, along with a large storage cupboard ideal for a variety of household items. There is also further useful storage areas positioned off the hallway and kitchen whilst a single integral garage completes well balanced accommodation throughout. To the front their is a driveway providing off road parking for several vehicles and a private established lawned area demonstrates attractive curb appeal. To the rear their is a beautiful and calming enclosed garden ideal for relaxing. There is space for a shed and the patio area provides an excellent area for outdoor dining.







DIRECTIONS

SK7 1LB

COUNCIL TAX BAND

D

TENURE

Leasehold - 999 years from 15 December 1958 - Annual Ground Rent £10.00

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	75 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?

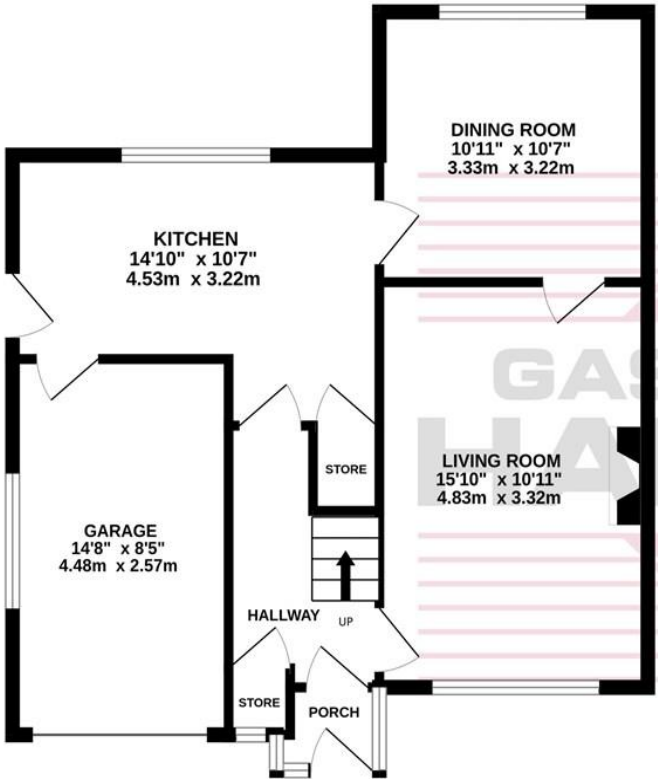
No

HAS PROPERTY BEEN FLOODED IN 5 YEARS

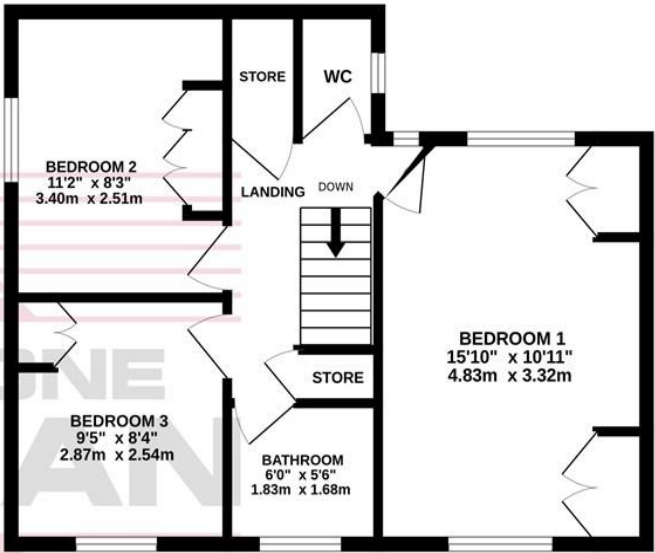
No

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
625 sq.ft. (58.1 sq.m.) approx.



1ST FLOOR
482 sq.ft. (44.8 sq.m.) approx.



TOTAL FLOOR AREA : 1107 sq.ft. (102.8 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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