



**GASCOIGNE
HALMAN**

Thornway, Bramhall
£775,000.00

THE AREA'S LEADING ESTATE AGENCY



This double fronted three/four bedroom traditional detached family home is positioned in a highly desirable location with convenient access to a range of transport links and amenities. The property provides superb family accommodation and will suit anyone looking to downsize or upsize. The property can be re-imagined throughout and provides an excellent opportunity for refurbishment or extension. Close by there is a footpath from Ack Lane East which cuts across Benja Fold and brings you out near Bramhall train station which is highly convenient for anyone reliant of the railway network. This location is also beneficial for the School catchment of a range of excellent primary & secondary Schools. Excellent educational facilities for children sit on the doorstep with Hursthead infant & junior School being highly desirable. As mentioned, Bramhall village is only a short walk away, whilst there are also further convenient shortcuts via Robins Lane leading to Bramall Golf Club and Bramhall Park with its recreational facilities to occupy children. If you are looking for a traditional detached home with potential and one which occupies a wonderful residential location, then this home captures it all.

Property details

- No Onward Chain
- Traditional Double Fronted Detached Family Home
- Three Double Bedroom with Occasion Bedroom 4/Dressing Room or Potential For En-Suite
- Spotless & Well Maintained but in Need of Selective Modernisation
- Within Easy Rear of Bramhall Village & All The Bars, Restaurants & Amenities
- Excellent Educational Facilities for Children with Hursthead Infant & Junior School on the Doorstep



About this property

Nestled in the prestigious Thornway of Bramhall, this elegant and sophisticated Freehold property exudes charm and character. This traditional double-fronted detached family home boasts three spacious bedrooms, with an additional room fit for a dressing room or en-suite or both. This home is complemented by a family bathroom and separate WC which could be combined and restyled into a large luxury family bathroom. Upon entering, you are greeted by two inviting reception rooms, ideal for entertaining guests or enjoying quiet evenings in. The dining room reveals an inglenook fireplace with doors leading to the rear garden. The living room features a bay window and provides ample reception space. With a floor area of 1578 square feet, this residence presents a perfect blend of timeless appeal and modern comfort. While impeccably maintained, there is scope for selective modernisation to tailor the space to your personal taste. A kitchen breakfast room overlooks the rear garden and provides access to a spacious integral garage. Externally the property includes a driveway leading to the integral garage whilst to the rear the property includes an established private garden with space for further development to the existing home. Situated within easy reach of Bramhall Village, residents can enjoy the vibrant array of bars, restaurants, and amenities that this sought-after location has to offer. Families will appreciate the proximity to Hursthead Infant & Junior School, ensuring excellent educational opportunities for children. This property is offered with no onward chain, presenting a rare opportunity to acquire a distinguished home in a prime location.







DIRECTIONS

SK7 2AF

COUNCIL TAX BAND

F

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		78 C
55-68	D		
39-54	E	39 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 cabinet

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?

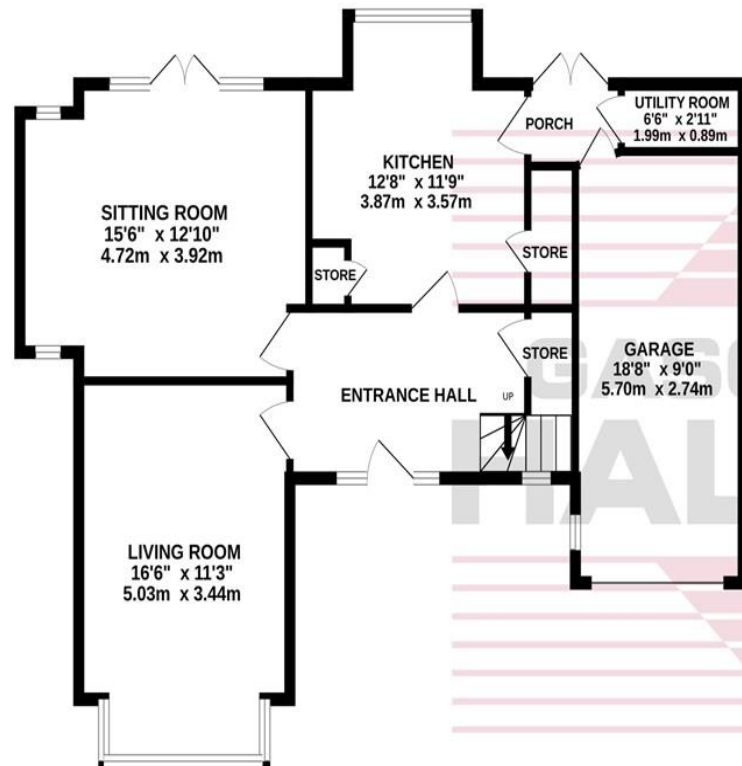
No

HAS PROPERTY BEEN FLOODED IN 5 YEARS

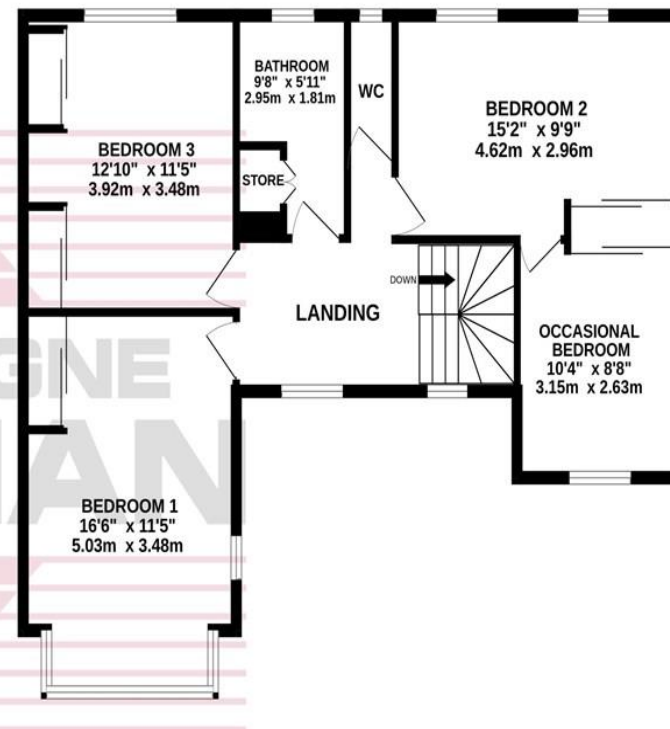
No

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
834 sq.ft. (77.5 sq.m.) approx.



1ST FLOOR
744 sq.ft. (69.1 sq.m.) approx.



TOTAL FLOOR AREA : 1578 sq.ft. (146.6 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only
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