



**GASCOIGNE
HALMAN**

Harlyn Avenue, Bramhall
£795,000

THE AREA'S LEADING ESTATE AGENCY



Positioned in a quiet and secluded cul-de-sac with only a handful of properties, this inconspicuously positioned family residence offers substantial living accommodation exuding a high specification finish throughout with an array of advanced technology fit for a modern day lifestyle. This home has been refurbished and re-styled throughout and offers a combination of luxury & practicality. With four well proportioned bedrooms and several reception areas there is space for all the family. There is a superb connection between the inside and outside with all ground floor areas accessible to the rear garden and this provides an effortless and seamless indoor-outdoor lifestyle.

Property details

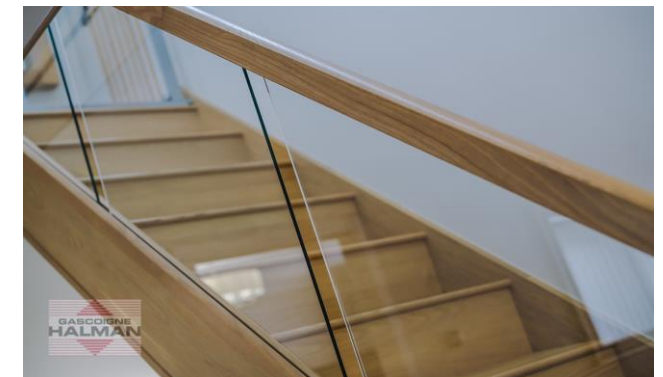
- High Energy Efficiency Home with Solar Technology & Complete with Sun-Synk Battery Storage Proving In Excess of 15 KW of Storage Capacity
- High Specification Bespoke Custom Built Kitchen Breakfast Room with Integrated Neff Appliances & Quartz Worktops
- Elegant Family Bathroom With Four Piece Suite Including Floor To Ceiling Porcelain Tiles & Advanced Digital Control Systems With Built In TV & Speakers
- Highly Desirable Residential Cul-De-Sac Location Within Easy Walking Distance of Bramhall Train Station As Well As Pownall Green Primary School & Bramhall High School
- Spacious Plot With Beautiful Landscaped Paved Driveway Providing Ample Parking, Complete With Telescopic Ram Posts For Robust High Security.
- Stunning West Facing Privately Enclosed Rear Garden With Porcelain Tiled Patio & Covered Gazebo With Space For Hot-Tub



About this property

Nestled in the prestigious Harlyn Avenue of Bramhall, this exquisite Freehold property presents a rare opportunity for discerning buyers. Boasting a sophisticated and elegant design, this detached house offers a blend of luxury and functionality as well as advanced technology throughout the home. This meticulously crafted residence features four bedrooms, two receptions, and a stylishly appointed bathroom. Spanning approximately 1700 square feet of wonderful accommodation, the property exudes an aura of refined living. A standout feature of this home is its high energy efficiency, equipped with cutting-edge solar technology and a Sun-Synk battery storage system, providing over 15 KW of storage capacity. With rising energy costs this will prove an excellent feature which can even provide an income throughout the year by selling excess energy back to the grid. From the moment you enter the property you will be impressed with the refined quality and high specification finish. Whether you are entering through the hall with its keyless entry and modern inviting atmosphere or through the double garage and the insulated electric roller shutter door, this home delivers a contemporary and fashionable lifestyle. The bespoke custom-built kitchen breakfast room is a chef's delight, complete with Neff appliances, quartz worktops, concealed cabinet lighting and a breakfast island unit offering a sociable place to entertain friends and family. A utility room provides ample space for everyday laundry requirements whilst the garage also doubles up with plumbing for various additional household appliances if necessary. Double doors lead out onto the west facing garden from both reception rooms as well as the kitchen breakfast room ensuring a seamless indoor-outdoor lifestyle to the beautiful west facing private rear garden. A WC is conveniently located to the ground floor and includes some clever integral storage without compromising the high attention to detail. The elegant design continues in the form of an oak staircase with contemporary glass balustrade. The delightful dining room sits adjacent to the kitchen whilst the large lounge provides a comfortable retreat to unwind, relax or even entertain. To the first floor the landing area branches out to four immaculate bedrooms, all of which have been upgraded with stylish column radiators, Philips Hue lighting system and modern fixtures and fittings. The family bathroom is a sanctuary of relaxation, showcasing a four-piece suite, floor-to-ceiling porcelain tiles, and advanced digital control systems with built-in TV and speakers. The property is kitted out with air conditioning providing a comfortable environment during the summer and winter and this delivers excellent functionality & controllability to the home. Situated in a highly desirable cul-de-sac, this residence offers easy access to Bramhall Train Station, Pownall Green Primary School and Bramhall High School. With amenities positioned along Dairyground Road such as the local Co-op convenience store you are always have easy access to daily supplies. Outside, the property sits on a spacious plot with a beautifully landscaped paved driveway, offering ample parking and enhanced security with telescopic ram posts. The stunning west-facing rear garden is a private oasis, featuring a porcelain-tiled patio and a covered gazebo with space for a hot tub, perfect for outdoor entertaining and relaxation.













DIRECTIONS

SK7 2HN

COUNCIL TAX BAND

E

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

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

AGENTS NOTE

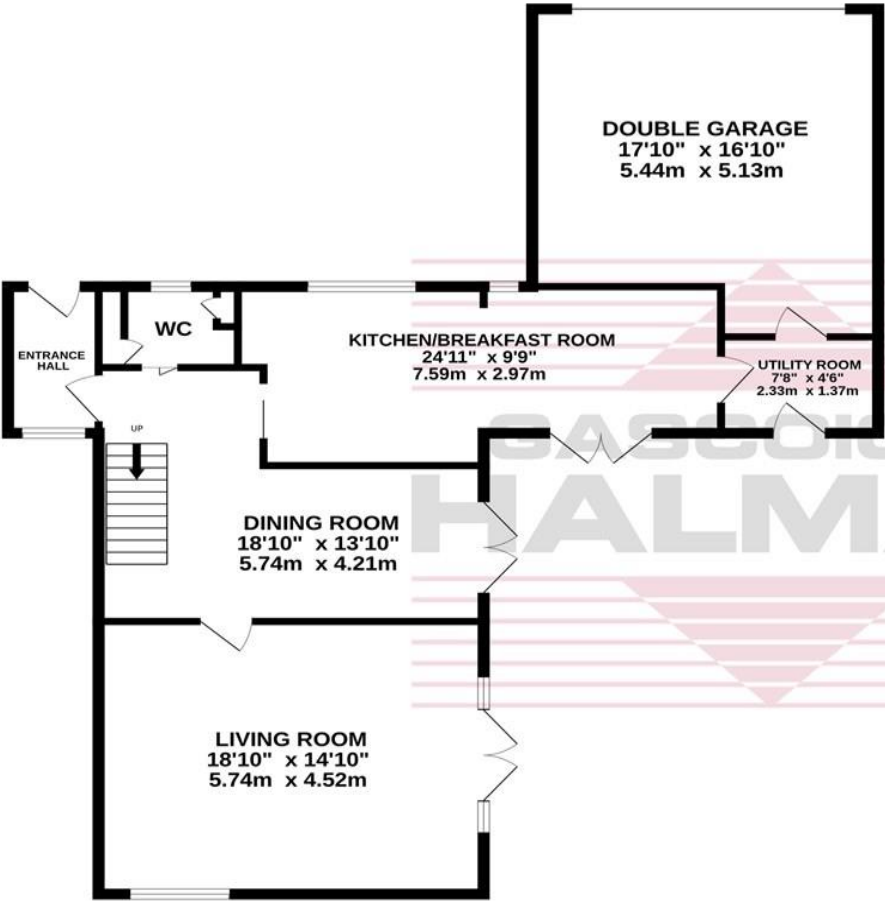
All Fixtures & Fittings will be confirmed separately

HAS PROPERTY BEEN FLOODED IN 5 YEARS

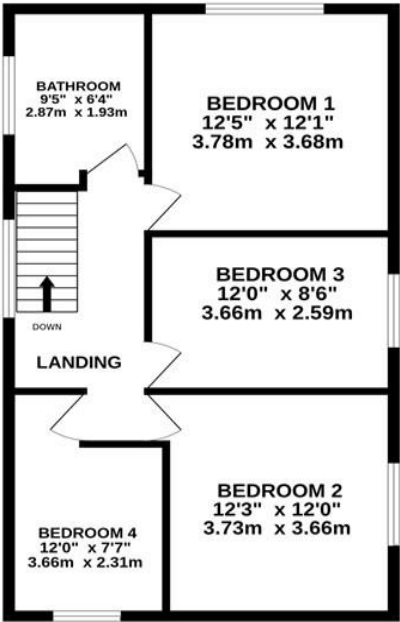
No

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
1060 sq.ft. (98.5 sq.m.) approx.



1ST FLOOR
618 sq.ft. (57.4 sq.m.) approx.





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0161 439 5555 bramhall@gascoignehalman.co.uk
9 Ack Lane East, Bramhall, Cheshire, SK7 2BE