



**GASCOIGNE HALMAN**  
THE AREA'S LEADING ESTATE AGENCY

**GASCOIGNE  
HALMAN**

Eskdale Avenue, Bramhall  
**£525,000**

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**NO CHAIN** - This wonderful three bedroom link detached family home occupies a wonderful quiet but yet convenient setting with delightful open south facing views to the rear. The property is ideally suited to young families who would certainly be interested to know that the popular Moss Hey Primary School is within easy walking distance. Imagine the satisfying easy daily school run and being back home to start that early morning work meeting with time to spare. Convenience does not come better than this. Equally families can enjoy a simple walk into Bramhall village where you can enjoy the array of desirable amenities and the cafe culture. Due to the peaceful setting, this residence could also appeal to anyone looking to downsize, an easy transition to happiness and enjoyment due the extensive modernisation this property benefits from. You don't need to imagine, this home will offer the reality of modern living with lavish fixtures and fittings and a contemporary open plan layout which many buyers crave.

## Property details

- Fully Modernised Throughout With A High Specification Finish
- Quiet Setting With Delightful South Facing Open Views To The Rear
- Fantastic Location Just A Short Walk From Bramhall Village
- Within Walking Distance To The Highly Desirable Moss Hey Primary School
- No Onward Chain For Additional Convenience
- Contemporary Open Plan Kitchen Family Room and Immaculate Modern Family Bathroom





## About this property

Positioned towards the head of the cul-de-sac is this remarkable link detached home with its clean and crisp rendered facade. The UPVC double glazed anthracite windows blend well with the bright polished render and having the porch entrance added to the front elevation provides a perfect introduction to this home. Stepping into the main reception room you are greeted by a large living room which is flooded with natural light. To the rear of the property is the hub of the home with large open plan kitchen family room which includes double doors onto the south facing rear garden. The two-tone shaker style kitchen offers a range of fitted appliances with a kitchen peninsula that is both functional and stylish. There is ample space for a dining table and chairs as well as comfortable seating and having all this space provides a classic environment for entertaining friends and family. There is large utility room which promotes ample space for day-to-day appliances, whilst a downstairs WC provides excellent balance to the ground floor. To the first floor there are three comfortable bedrooms, serviced by an impeccable stylish family bathroom and a separate WC. Externally there are landscaped gardens to the front and rear. A gravelled driveway, edged with block paving, provides off road parking with a part lawned area which is flanked by mature hedges to offer excellent privacy. To the rear there is a composite decked patio area which leads to a privately enclosed lawned non overlooked garden. There has been no expense spared on this modernised family home and we can not wait to show you around.









## DIRECTIONS

SK7 1DX

## 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		77 C
55-68	D	57 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

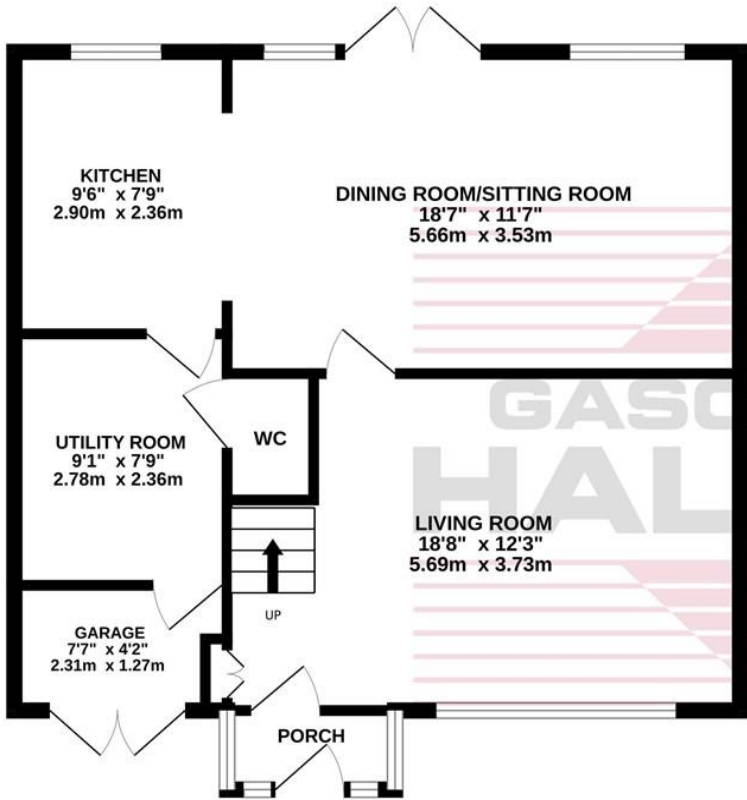
## HAS PROPERTY BEEN FLOODED IN 5 YEARS

No

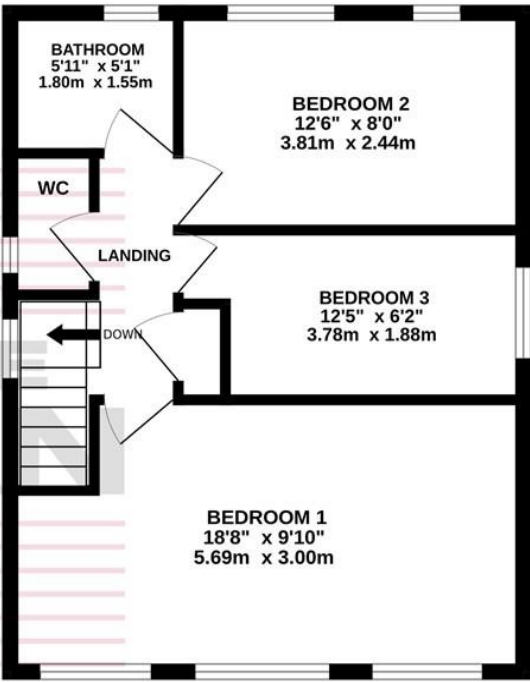
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GROUND FLOOR  
649 sq.ft. (60.3 sq.m.) approx.



1ST FLOOR  
446 sq.ft. (41.5 sq.m.) approx.



TOTAL FLOOR AREA : 1095 sq.ft. (101.7 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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