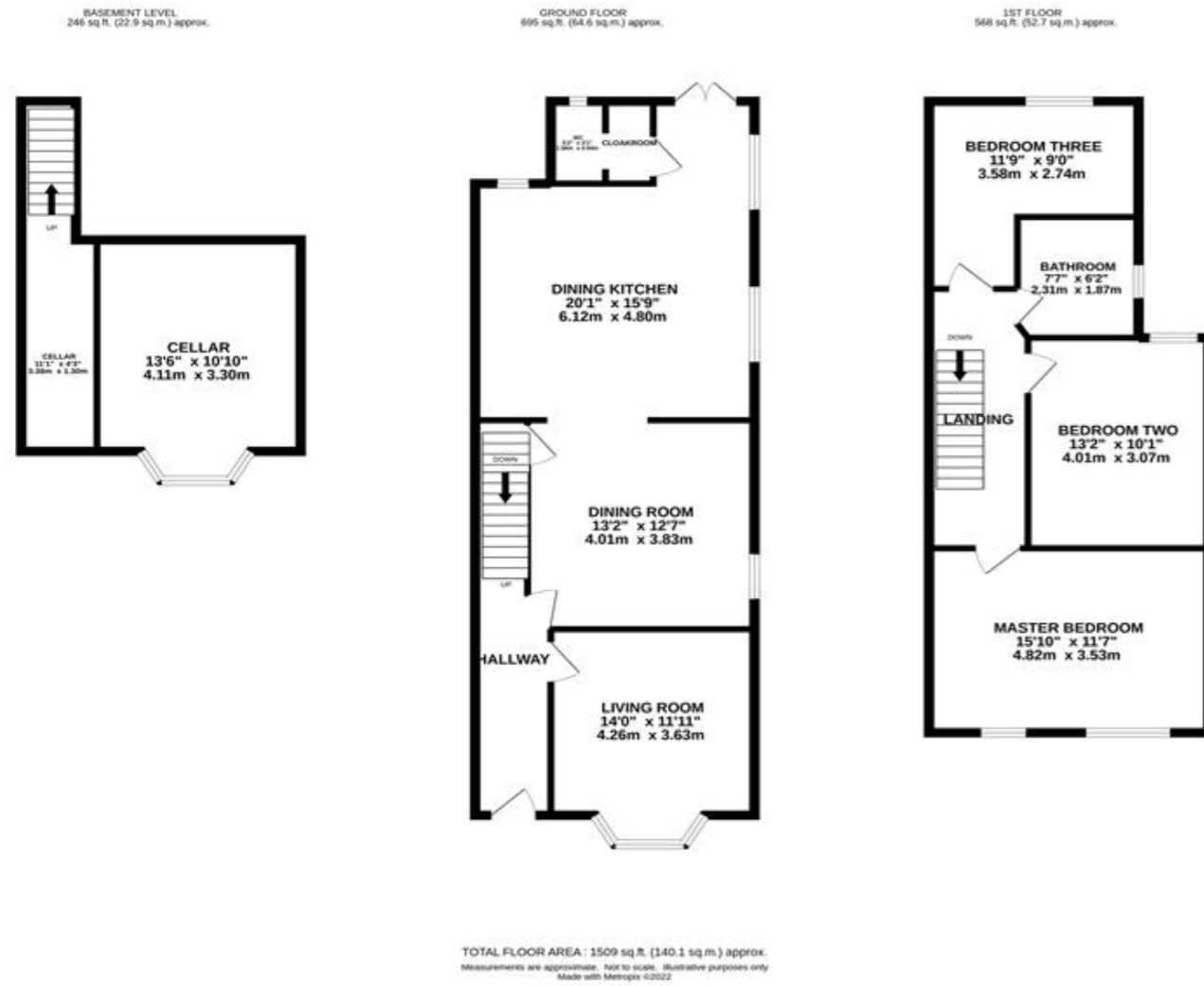


**3 LUMB LANE**  
Bramhall  
**£499,000**



**NOTICE**  
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THE AREAS LEADING ESTATE AGENCY

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

gascoignehalman.co.uk



**GASCOIGNE HALMAN**

A spacious Edwardian semi detached house situated in the heart of Bramhall village. Parking for two cars, private rear garden and lovely open plan living accommodation with three bedrooms.

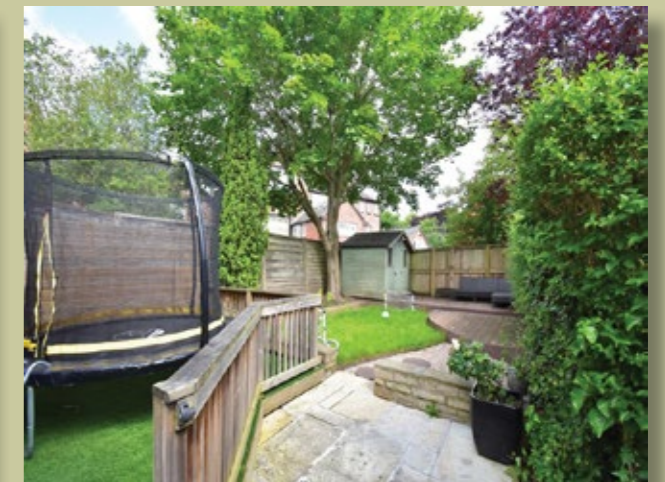
- A Lovely Three Bedroom Edwardian Semi Detached Home
- Situated Right In The Heart Of Bramhall Village
- Fabulous Size Open Plan Dining Kitchen And Family Room

- Useful Cellars And Three Good Size Bedrooms
- The Property Retains Lovely Period Features
- NO ONWARD CHAIN

**£499,000**

**3 LUMB LANE**

Bramhall



**DESCRIPTION**

A handsome edwardian semi-detached period property, situated right in the heart of Bramhall village and enjoying well presented open plan accommodation with many lovely period features throughout. The property also enjoys parking for two vehicles and a private rear garden. The accommodation in brief comprises of a covered entrance porch, entrance hall, lounge to the front and a double glazed bay window. There is the family room, period style fireplace, this opens through directly into the good size well equipped dining kitchen which has french doors onto the garden and also gives access through into the cloakroom w/c.

On the first floor, there are three double bedrooms and a family bathroom. The property enjoys useful cellars which there is one large chamber with a window to the front and a further storage area. Outside, the rear garden is enclosed via fencing and hedging. A lovely lawned area, two good size decking areas, stone pathway with a gated access down the side and to the front there is parking for two cars.

**LOCATION**

The property is located a short distance from the village that offers a wide range of shops that meet every day needs. Bramhall has a good recreation centre and a wide variety of pubs, bars and restaurants. The schools in the area are for all age groups and have an excellent reputation. Bramhall and Cheadle Hulme railway stations offer convenient access to the Manchester city centre, along with the towns of Stockport and Macclesfield. The larger shopping centres of Handforth Dean and Cheadle Royal are only a short drive away along with a motorway network connection to Manchester International Airport.

**DIRECTIONS**

For SAT NAV - SK7 2BA

**TENURE**

We are advised the property is held Leasehold, this is to be confirmed by your solicitor.

**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 through the Agents.

TWENTY NETWORKED OFFICES THROUGHOUT CHESHIRE, SOUTH MANCHESTER & THE HIGH PEAK



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**GASCOIGNE HALMAN**