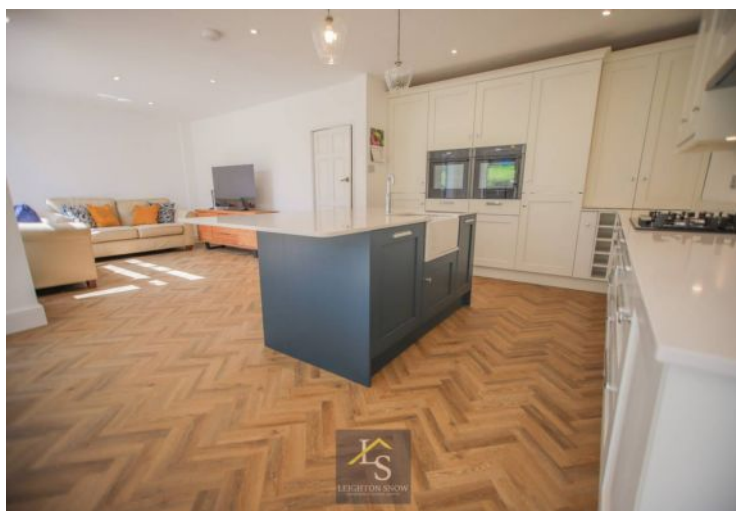




7 Headlands Road, Bramhall

£695,000 Leasehold

FANTASTIC FOUR BEDROOM DETACHED • INTEGRAL GARAGE • GARDEN SITTING ADJACENT TO OPEN FIELDS •
FABULOUS OPEN-PLAN KITCHEN • CLOSE TO THE HAPPY VALLEY AND BRAMHALL PARK • TWO BATHROOMS



This fabulous four bedroom detached home sits on a generous elevated plot and has been recently renovated by its current owner to provide a beautiful family home with stunning open-plan kitchen. The plot is generous with driveway to the front and generous garden at the rear sitting adjacent to the open fields of Stockport Rugby Club. With The Happy Valley and Bramhall Park located a short walk away this is a marvellous family home.

Council Tax band: E

Tenure: Leasehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E



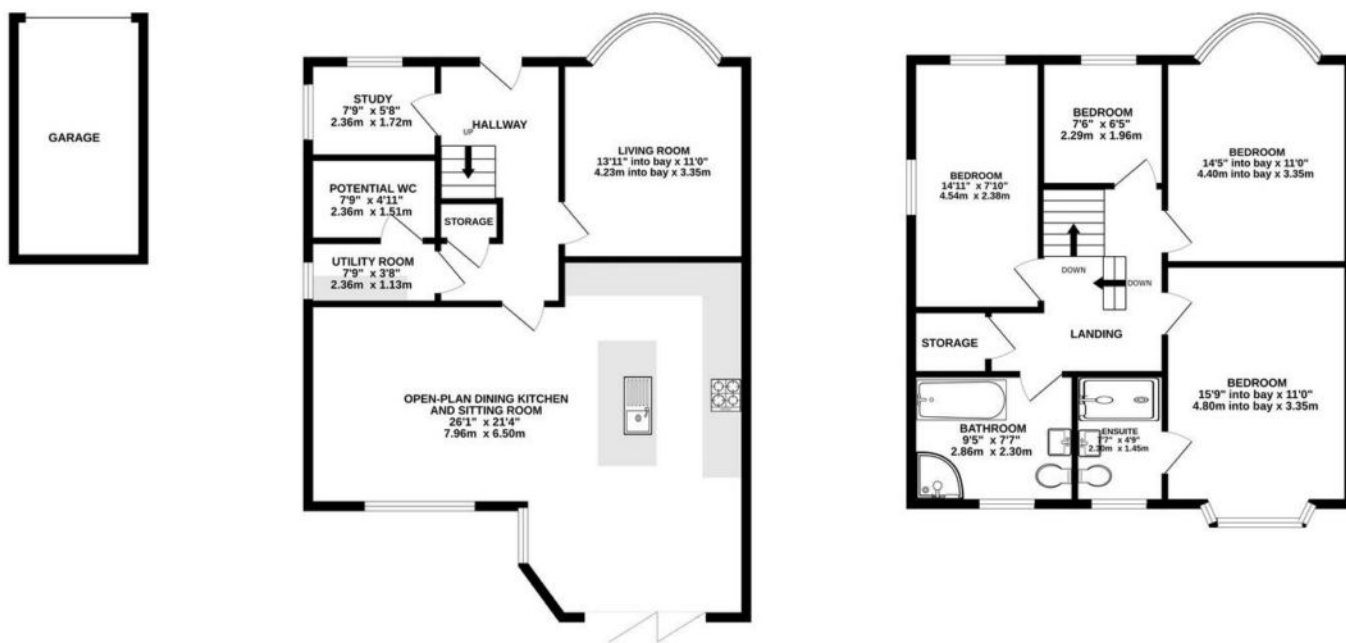
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BASEMENT
111 sq.ft. (10.2 sq.m.) approx.

GROUND FLOOR
789 sq.ft. (72.7 sq.m.) approx.

1ST FLOOR
720 sq.ft. (66.5 sq.m.) approx.



TOTAL FLOOR AREA: 1610 sq.ft. (149.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Sitting behind a driveway the property is arranged over three floors with the garage on the ground floor and positioned at the foot of the driveway. With the front door positioned at the top of steps on the raised ground floor the property boasts an elevated and grand façade. Inside your eye is drawn through the entrance hall to the expansive open-plan kitchen spanning the width of the property. The kitchen is recently installed with Quartz worktops adorning cupboards, drawers and integrated appliances. A wine rack and breakfast cupboard are a few touches that provide a taste of luxury. Bi-folding doors lead out to the rear garden and flood the room with natural light. There is a living room at the front of the raised ground floor with a lovely bay window and charming fireplace. A utility room sits to the opposite side of the hall that in turn leads to a room that has been created yet unfinished to provide a WC. The floor is completed by a study with a quirky porthole-style window. To the first floor there are four bedrooms and two bathrooms. The master bedroom sits at the rear of the house and boasts an array of fitted wardrobes and a modern en-suite shower room. Bedroom two also offers fitted wardrobes as well as a bay window. The family bathroom provides another modern suite with bath, corner shower, WC and wash hand basin. A large storage cupboard sits off the landing and completes the internal accommodation.

Externally there is a raised paved patio providing a super space to dine and relax in the warmer months. Beyond this is the large lawn that is enclosed by wooden fencing and mature hedging. There is a great level of privacy benefitting from the secure playing fields beyond. There is access round the side of the house where steps lead down to the driveway that sits alongside a front lawn.





