



AGENT **MXM**

118 Bramhall Lane South, Bramhall

Offers Over £425,000

3 2 2



A charming and characterful three-bedroom, two-bathroom terraced family home, built in 1895, with accommodation arranged over three floors. Ideally situated within a short walk of Bramhall Village, the train station, and within catchment for Pownall Green Primary School and Bramhall High School.

The property retains many original features, including high skirting boards, coving, and dado rails. It also benefits from double glazing and gas central heating, powered by a Worcester Bosch combination boiler and controlled via a Hive system.

The ground floor accommodation comprises: porch, living room (with living flame gas fire), dining room (with fitted storage), and kitchen—fitted with matching wall and base units, stone work surfaces, integrated Bosch appliances, Belfast sink with instant hot water tap—alongside a utility room (with space for appliances) and downstairs WC.

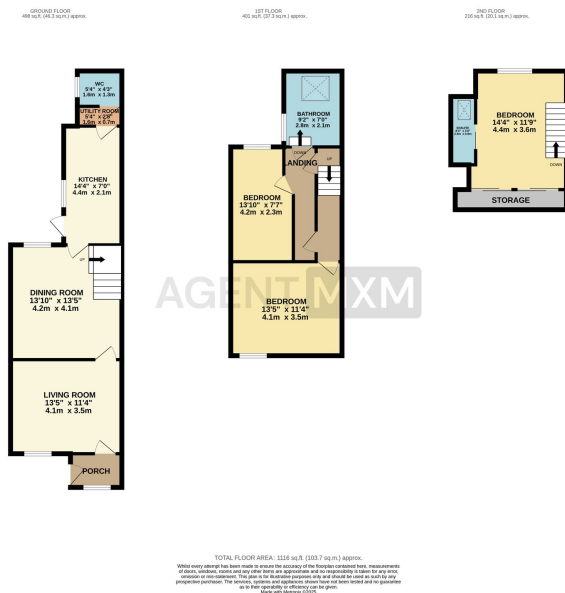
To the first floor, a landing leads to two double bedrooms (one featuring a cast iron fireplace) and a family bathroom with shower over bath and a Velux window. On the second floor, there is a further double bedroom with far-reaching views, eaves storage, and a modern en suite shower room.

To the front of the property is an imprinted concrete driveway providing off-road parking. The rear garden is mainly laid to lawn, bordered by hedges and mature shrubs and trees, with a York stone patio area and a garden shed.

Bramhall Village offers a delightful mix of character, community and convenience. With its village square, independent boutiques, stylish bars and cosy cafés, it has a vibrant yet relaxed atmosphere that appeals to both families and professionals. Surrounded by green spaces and with excellent schools nearby, Bramhall is perfect for those seeking friendly village living—while remaining well connected to Stockport and Manchester.

PART A
Council Tax : D
Tenure: Freehold





- Period terraced family home
- Three double bedrooms
- Two reception rooms
- Catchment for Pownall Green Primary school and Bramhall High school
- Off road parking
- Walking distance to Bramhall Village and train station
- Two bathrooms
- Extremely well presented throughout
- No onwards vendor chain
- Characterful features

