



## 1 Holland Park Bramhall, Cheshire, SK7 2AX

Asking Price £995,000

- Six bedroom Detached House
- Over 2500 sq ft property (not including garage)
- Open Plan Kitchen/ dining/ family room
- Walled Garden
- Viewing Recommended
- Gated Development
- Two Reception Rooms
- Study
- Double detached Garage











Measurements are approximate. Floor plans are not to scale and for illustrative purposes only. Not produced using Planit.

**Council Tax Band:**  
Tax Band G

**Tenure:**  
Freehold

**Local Authority:**  
Stockport Metropolitan Borough Council

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		71	77
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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**Agents Note:** Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements