

ANY
PART EXCHANGE
WELCOME



Gladstone House, Ack Lane East
Bramhall, SK7 2BY

SHRIGLEY ROSE & CO
Bespoke Estate Agents



Gladstone House, Ack Lane East, Bramhall, SK7 2BY

Gladstone House, a stunning 5-bedroom detached family home, offering 3 bathrooms and an abundance of living space, is located in the heart of Bramhall Village, just a stone's throw from local restaurants, bars, and shops. Accommodation is spread over three floors, combining style, practicality, and unbeatable convenience, perfect for modern family living.

Heading up the spacious driveway to the grand front door entrance, you are met with a striking symmetrical frontage, enhanced by elegant curved bay windows, showcasing the home's timeless charm and attention to detail. To the left of the hallway is a spacious dining room with a beautiful bay window, offering an abundance of natural light and creating an inviting atmosphere for family meals or entertaining guests. The spacious living room, accessed through French doors, features a large bay window, allowing plenty of natural light to fill the room, fire place with surround, beautiful cornicing and ceiling rose. Additional French doors lead out onto the garden, creating a seamless connection between indoor and outdoor living spaces. The open-plan dining kitchen is a bright and airy space, fitted with gloss wall and base units, integrated appliances, island with induction hob and extractor fan. This room also features sleek bifolding doors that open directly onto the garden, creating a seamless flow between indoor and outdoor areas, perfect for entertaining or enjoying al fresco dining as well as a dining area with fitted storage cupboards. Sleek bifolding doors lead into the snug sitting room, which also boasts a feature bay window, creating a cosy and inviting space perfect for relaxation and offering a charming view of the surroundings. Completing the ground floor is a downstairs WC, a well-equipped utility room, and access to the integral garage, adding both convenience and functionality.

The first floor accommodates three generously sized bedrooms and two stylishly appointed bathrooms. Bedroom one offers a luxurious retreat with a spacious walk-in wardrobe and a beautifully designed ensuite bathroom. Bedroom two boasts built-in fitted wardrobes, providing both practicality and style, while a further well-proportioned bedroom offers flexibility for family living. A contemporary family shower room with tiled flooring and heated towel rail and double length shower with rain head shower. and a convenient airing cupboard complete this level, offering both comfort and ample storage space. Heading upstairs to the second floor, you'll find two further generously sized double bedrooms, each thoughtfully designed with built-in eaves storage, making clever use of space while maintaining a bright and airy feel. Serving this floor is a sleek, wet room-style shower room, fully tiled from floor to ceiling and complete with a heated towel rail and Velux window, creating a modern and refreshing space ideal for guests or older children.

To the rear of the home is a gorgeous garden which is mainly laid to lawn, with hedge lined borders and a practical summer house that can versatile and fit your family's needs.

Gladstone House is in the perfect location and is ideal for a growing family, catchment area for excellent local schools including Pownall Green Primary School & Bramhall High School.



The Current Owners Love:

- Perfect family home, we all have our own space with our children's rooms and bathroom on the top floor
- Popping out for a coffee and to enjoy the restaurants in an evening
- Opening the bi-folding doors onto the garden on a sunny day

We Have Noticed:

- Fantastic location, walking distance to excellent local bars, restaurants and shops
- An attractive home from the road
- Spacious accommodation over three floors, great for a growing family







Key Features:

- Catchment area for excellent local schools including Pownall Green Primary School & Bramhall High School
- Accommodation over three floors
- An attractive five bedroom, three bathroom detached family home
- Situated in a fantastic location, within walking distance of Bramhall Village
- Three reception rooms and an stylish dining kitchen
- Utility room, downstairs WC and integral garage
- Cosy snug/sitting room with additional bay window
- Spacious driveway and summer house in rear garden

Tenure: Freehold

Council Tax Band: G

Possession: Vacant possession upon completion

Total Floor Area: 2922

Viewing: Strictly by appointment only through Shrigley Rose & Co

Property Summary:

GROUND FLOOR

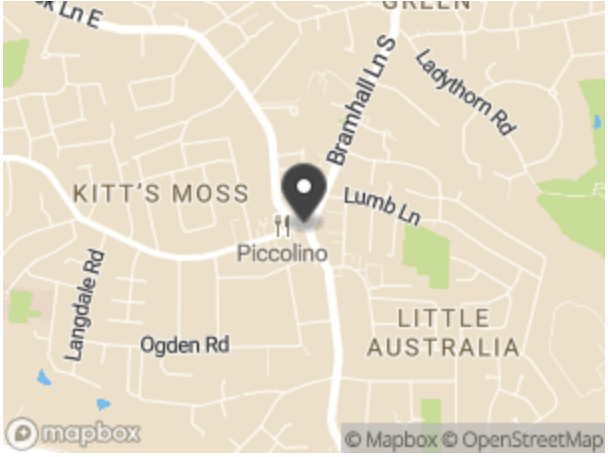
- Hallway** 15'8" x 8'6" (4.78m x 2.59m)
- Dining Room** 15'3" x 11'11" (4.65m x 3.63m)
- Sitting Room** 15'3" x 11'5" (4.65m x 3.48m)
- Living Room** 18'4" x 17'3" (5.59m x 5.26m)
- Kitchen/Diner** 20'1" x 18'2" (6.12m x 5.54m)
- Utility Room** 8'7" x 4'8" (2.62m x 1.42m)
- Garage** 14'6" x 8'7" (4.42m x 2.62m)
- Garden Room** 15'7" x 12'4" (4.75m x 3.76m)

FIRST FLOOR

- Landing** 21'7" x 12'7" (6.58m x 3.84m)
- Bedroom One** 14'6" x 13'6" (4.42m x 4.11m)
- Ensuite** 10'8" x 8'8" (3.25m x 2.64m)
- Bedroom Two** 13'6" x 11'6" (4.11m x 3.51m)
- Bedroom Five** 11'11" x 11'6" (3.63m x 3.51m)
- Bathroom** 11'6" x 6'1" (3.51m x 1.85m)

SECOND FLOOR

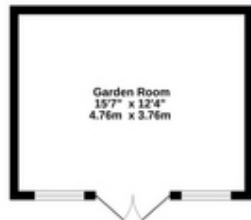
- Bedroom Three** 22'2" x 11'6" (6.76m x 3.51m)
- Bedroom Four** 22'2" x 11'5" (6.76m x 3.48m)
- Bathroom** 7'8" x 59'0" (2.34m x 17.98m)



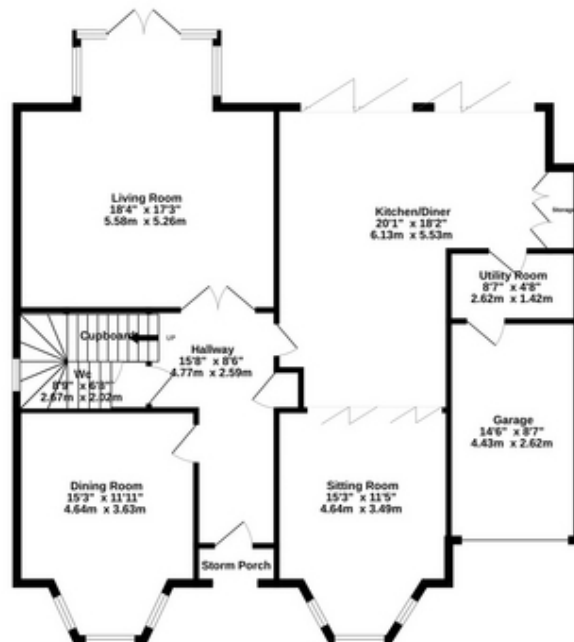


DID YOU KNOW...? YOU CAN PART EXCHANGE YOUR CURRENT HOME FOR THIS PROPERTY... HASSLE FREE.

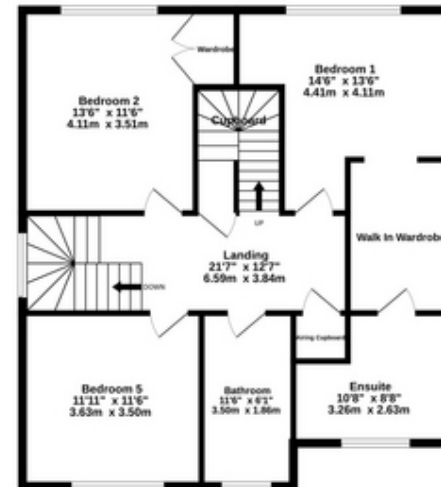
Garden Room
183 sq.ft. (17.0 sq.m.) approx.



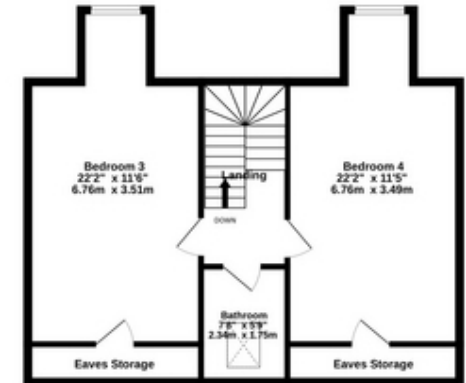
Ground Floor
1236 sq.ft. (114.9 sq.m.) approx.



1st Floor
876 sq.ft. (81.4 sq.m.) approx.



2nd Floor
658 sq.ft. (61.3 sq.m.) approx.



TOTAL FLOOR AREA : 2922 sq.ft. (271.4 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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