

ANY
PART EXCHANGE
WELCOME



Broadway,
Bramhall, SK7 3BT

SHRIGLEY ROSE & CO
Bespoke Estate Agents





Broadway, Bramhall, Stockport, SK7 3BT

.Set on a huge double-width plot, this property offers enormous potential for extension or refurbishment. Surrounded by some of Bramhall's most prestigious £2million plus homes, it presents a rare opportunity to create something truly special. A clean, blank canvas in one of Bramhall's most desirable settings.

Located on the prestigious tree-lined Broadway in the heart of Bramhall, this beautifully presented family home offers a rare blend of timeless character and convenience, just a short stroll from the village, sought-after schools, and expansive green spaces.

Set back from the road behind a handsome tree-lined frontage, the property enjoys a sense of privacy from the moment you arrive. A wide, long driveway provides parking for five or more cars, leading to a striking black and white detached residence with double garage, four spacious double bedrooms, three bathrooms, and five versatile reception rooms.

Step inside through a practical porch into a welcoming entrance hall. To the right, a cosy sitting room or potential playroom offers flexible family space, while to the left, a grand front dining room, complete with an elegant bay window and gas fire, sets the stage for piano evenings or memorable family dinners.

At the rear, a second formal living room mirrors the grandeur of the front, also featuring a beautiful bay window overlooking the rear garden and a warming inglenook fireplace. Throughout the home, charming period details abound, including decorative ceilings, stained glass, cornicing, and classic fireplace surrounds.

The kitchen and dining area is ideal for casual meals and family gatherings, enjoying garden views through another bay window. The kitchen itself is well equipped with a Siemens integrated microwave, a Britannia gas range, and a generous walk-in pantry. This central space is complemented by a practical downstairs WC, a study nook, utility room, storage cupboard, and internal access to the garage. At the rear, a large conservatory or sunroom basks in natural light, offering a tranquil spot for morning coffee or a quiet read with sweeping views across the garden.





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Upstairs, a wide, light-filled landing leads to four well-proportioned bedrooms, all with fitted storage. The principal suite is particularly impressive, with generous proportions, bay window, built-in wardrobes, and a spacious ensuite. Another rear bedroom also enjoys an ensuite and garden views. The remaining two bedrooms share a family bathroom with a Jacuzzi-style bath, alongside a separate WC and additional walk-in storage room.

Outside, the mature, tiered, rear garden is a true sanctuary, framed by established trees, flowering borders, and secure fencing. A wide patio offers space for al fresco dining, while a gravel path leads through lush lawns to the rear, revealing a stunning view back to the house. This beautifully landscaped garden is private, peaceful, and perfectly suited to family life.

Broadway is ideally positioned for access to Happy Valley, Bramhall Park, and all of Bramhall's vibrant village amenities. Excellent local schools are nearby, including Bramhall High and Neville Road Primary, while bus routes to Manchester's top private schools are easily accessible from Bramhall Lane South



We Have Noticed:

- Generous plot with an impressive frontage and spacious rear garden
- Excellent potential to remodel or redevelop entirely, subject to permissions
- Well-maintained, substantial family home with scope for significant extension





Key Features:

Generous plot with an impressive frontage and spacious, mature rear garden

Excellent potential to remodel, extend, or redevelop entirely, subject to permissions

Well-maintained, substantial family home with double garage and scope for expansion

Prestigious tree-lined location in the heart of Bramhall, close to the village and parks

Any Part Exchange Welcome

Four spacious double bedrooms, three bathrooms, and five reception rooms

Period features throughout, including bay windows, inglenook fireplaces, and stained glass

Large kitchen and dining area with walk-in pantry and quality integrated appliances

Sun-filled conservatory and beautifully landscaped gardens offering complete privacy

Tenure: Freehold

Council Tax Band: G

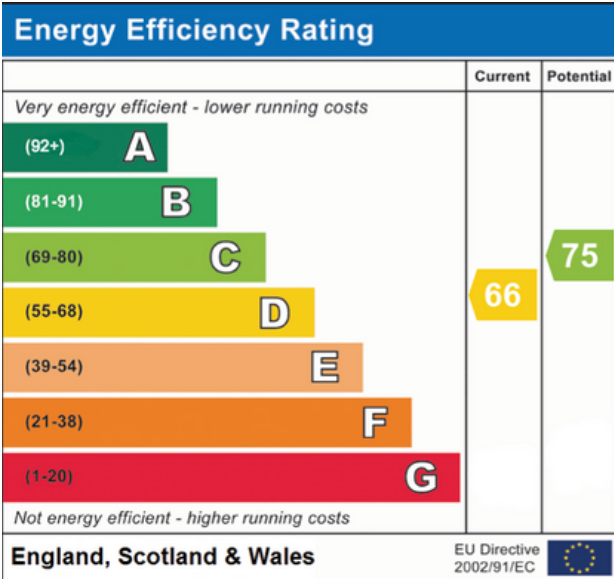
Possession: Vacant possession upon completion

Total Floor Area: 2645 sqft

Viewing: Strictly appointment only through Shrigley Rose & Co

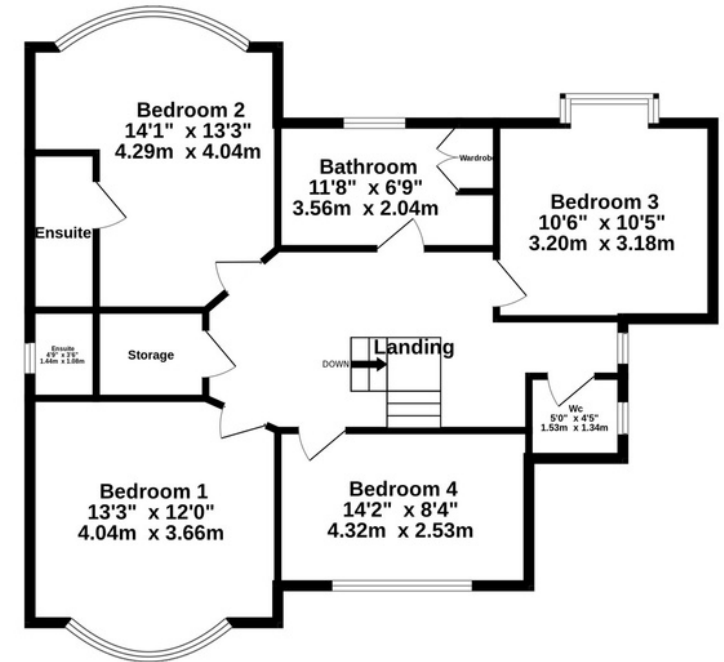
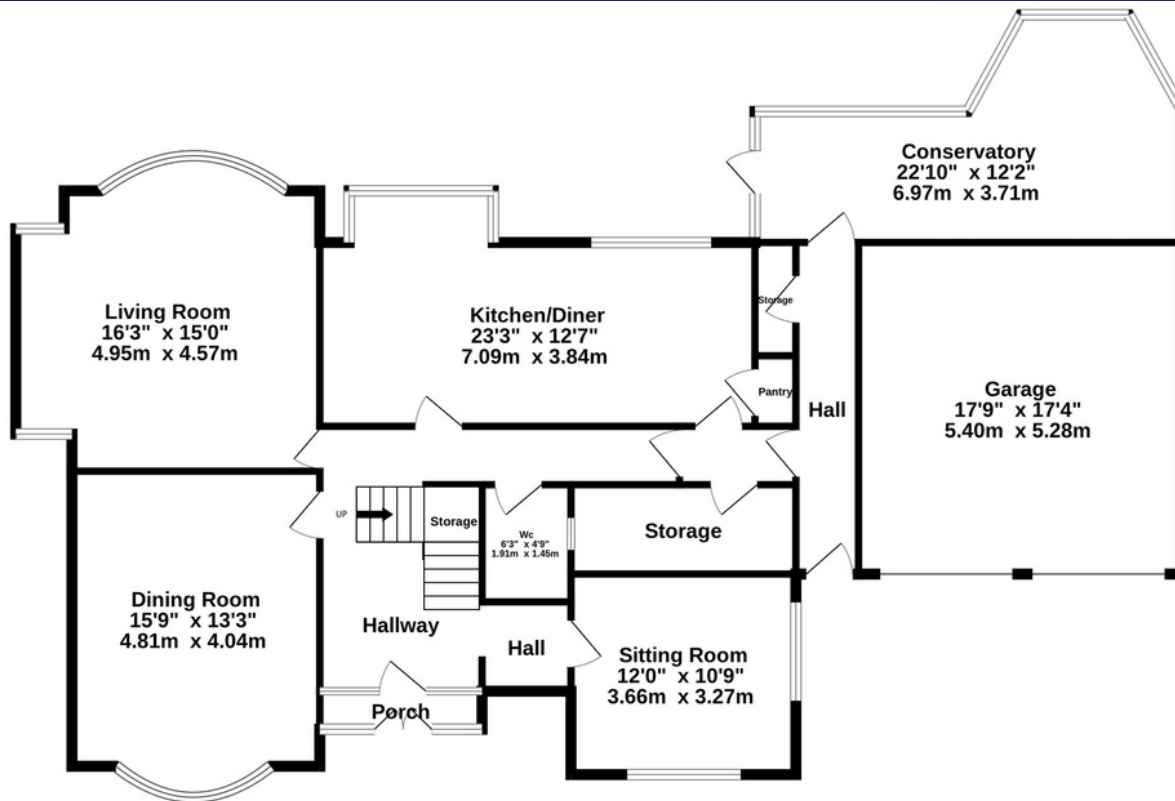
Property Summary:

- Dining Room 4.81m × 4.04m
- Living Room 4.95m × 4.57m
- Kitchen/Diner 7.09m × 3.84m
- Ground floor wc 1.91m × 1.45m
- Conservatory 6.97m × 3.71m
- Sitting Room 3.66m × 3.27m
- Bedroom 1 4.04m × 3.66m
- Bedroom 2 4.29m × 4.04m
- Bathroom 3.56m × 2.04m
- Bedroom 3 3.20m × 3.18m
- 1st Floor wc 1.53m × 1.34m
- Bedroom 4 4.32m × 2.53m





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



TOTAL FLOOR AREA : 2645 sq.ft. (245.8 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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