



Plymouth Drive

Bramhall, SK7 2JB

GASCOIGNE HALMAN

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THE AREA'S LEADING ESTATE AGENCY

Spacious four bed mid-terrace on family home with exceptional accommodation throughout. The Dairyground Estate has long been a popular choice for buyers due to the convenience of Schools, amenities and transport links, let alone the family orientated environment. Arranged over three floors with extended open plan kitchen family room, three bathrooms, large living room, garage, parking and pleasant garden.

Council Tax Band: D

Tenure: Freehold

EPC Rating: C

- Superb Extended Family Accommodation Approaching 1400 sq/ft
- Four Spacious Bedrooms Catering For The Whole Family As Well As Guests
- Ground Floor WC, Modern First Floor Shower Room & Top Floor Family Bathroom
- Highly Desirable Residential Location Positioned On The Popular Family Friendly Dairyground Estate
- Within Walking Distance Of Bramhall High School, Pownall Green & Ladybrook Primary School
- On The Doorstep Of Amenities, Including The Co-Op Convenience Store
- Wonderful Open Plan Kitchen Family Room With Double Doors Leading To Private Rear Garden
- Well Proportioned Living Room Which Could Also Be Utilised As A Bedroom, Depending On Buyers Requirements
- Residents Parking With Single Integral Garage
- Easy Access To Bramhall Train Station & Bramhall Village





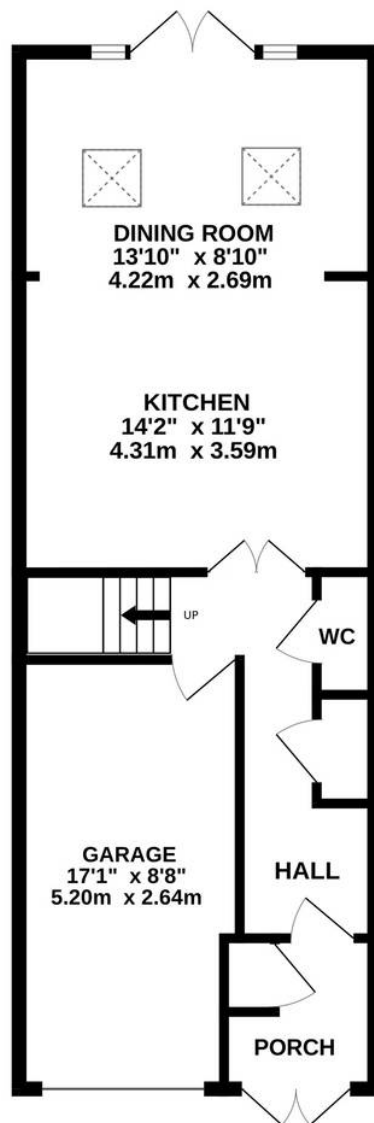


This impressive four bedroom mid-terraced house offers superb extended family accommodation approaching 1,400 square feet, ideally situated in a highly desirable residential location on the popular and family friendly Dairyground Estate. The property is perfectly positioned within walking distance of Bramhall High School, as well as Pownall Green and Ladybrook Primary Schools, making it an excellent choice for families prioritising education and convenience. Residents will appreciate the easy access to local amenities, including the nearby Co-Op convenience store, and the short distance to Bramhall Train Station and Bramhall Village, ensuring effortless connections for commuting and leisure. The accommodation is thoughtfully arranged across three floors, featuring four spacious bedrooms that cater to the needs of the whole family as well as guests. The ground floor boasts a wonderful open plan kitchen family room, designed for modern living, with double doors providing a seamless flow and an abundance of natural light pouring into the space via the velux skylight windows. A well proportioned living room offers flexibility and could be utilised as a fifth bedroom or a dedicated reception space, depending on the buyer's requirements. The property benefits from a ground floor WC, a modern first floor shower room, and a top floor family bathroom, ensuring comfort and practicality for busy households on every level. Residents parking is available, complemented by a single integral garage, providing valuable storage and convenience. Externally to the rear there is a private low maintenance garden which can be enjoyed for entertaining, relaxing and simply watching the children play. This home combines generous living spaces with a highly sought after setting, delivering the perfect balance of family comfort and accessibility. Whether you are looking for a move-in ready residence with flexible accommodation or a long-term home in a thriving community, this property presents an exceptional opportunity to secure a spacious and versatile family home in the heart of Bramhall.

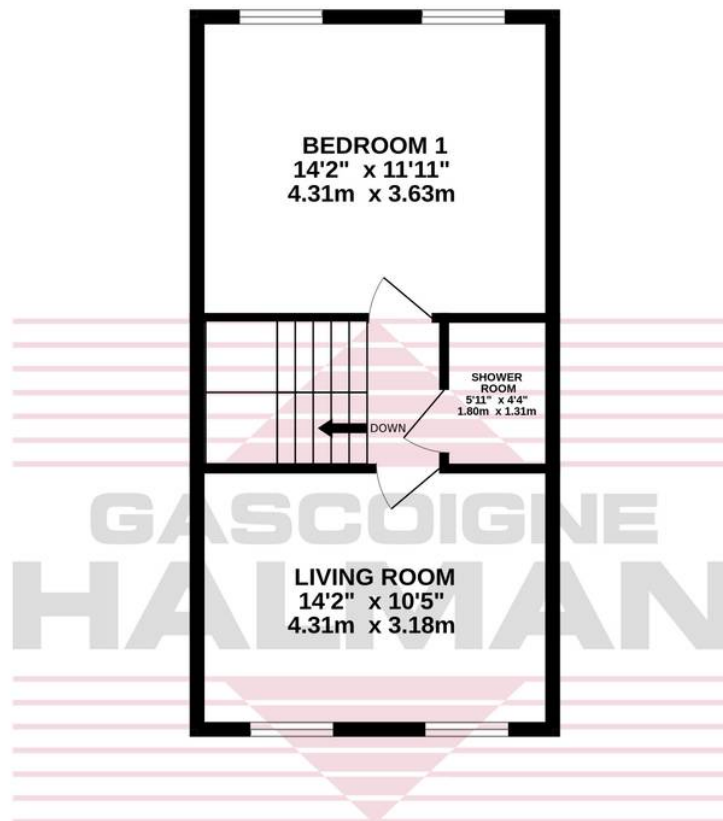




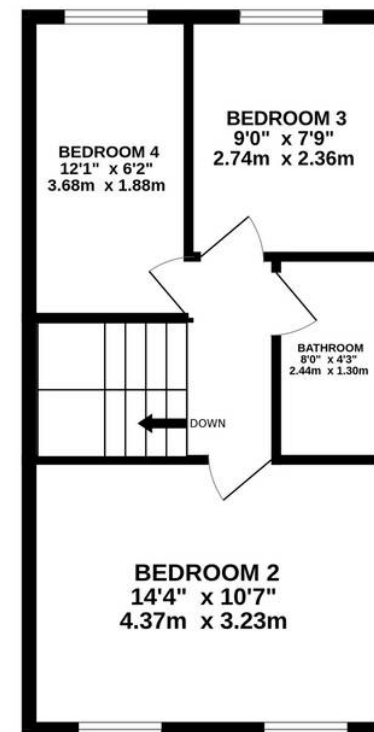
GROUND FLOOR
583 sq.ft. (54.1 sq.m.) approx.



1ST FLOOR
401 sq.ft. (37.2 sq.m.) approx.



2ND FLOOR
401 sq.ft. (37.2 sq.m.) approx.



TOTAL FLOOR AREA : 1384 sq.ft. (128.6 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only
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