



Ladythorn Crescent

Bramhall, SK7 2HA

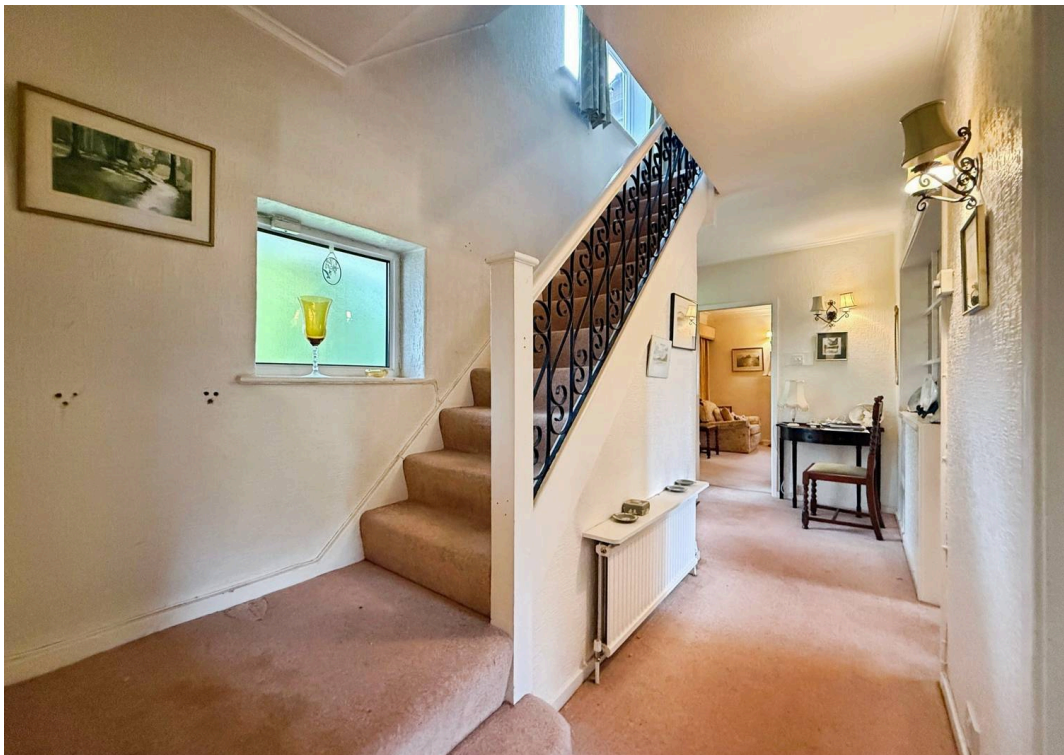
In Excess of £1,000,000

GASCOIGNE HALMAN
THE AREA'S LEADING ESTATE AGENCY

A rare, exciting & delightful three double bedroom detached family home revealing spacious living accommodation approaching 1800 sq/ft. This remarkable home occupies a wonderful highly desirable setting whilst sitting on private enviable plot of 0.4 acres or thereabouts. Internally the property would benefit from some modifications, however, this home presents the perfect opportunity for re-development whilst being positioned close to Bramhall village, excellent schools as well as Bramhall train station. No chain.

- Highly Desirable Residential Location On One Of Bramhall's Most Prestigious Road
- Superb Unrealised Development Potential, Ideal For Anyone Interested In Personalising Their Own Home
- Three Double Bedroom Detached Family Home Approaching 1800 Sq/Ft
- Immaculate Established Private South West Facing Rear Garden
- Substantial Plot Of 0.4 Acres Or Thereabouts With Private Frontage & Ample Parking
- In Need Of Some Updating, However Buyers Can Re-Design & Extend To Their Own Requirements
- Spacious Living Room With Separate Open Plan Sitting Room & Dining Room
- Downstairs Shower Room Providing Excellent Convenience With Additional Utility & Integral Garage
- Within Walking Distance Of Bramhall Village, Bramhall Train Station As Well As Bramhall Golf Club & Pownall Green & Ladybrook Primary School
- No Onward Chain For Additional Convenience







This impressive three double bedroom detached family home, situated on one of Bramhall's most prestigious residential roads, presents a rare opportunity for discerning buyers seeking a property with superb unrealised development potential. Approaching 1800 square feet in size and occupying a substantial plot of approximately 0.4 acres, this property offers ample scope for personalisation, re-design and extension to suit individual requirements (subject to the necessary consents). The spacious interior features a welcoming entrance hall, a generously sized living room, and a separate open plan sitting and dining room, providing flexible accommodation for both family life and entertaining. The kitchen is compact but complemented by a practical utility room and there is the added convenience of a downstairs shower room, while the integral garage offers further versatility for storage or conversion. Upstairs, three well-proportioned double bedrooms provide comfortable accommodation, each benefitting from excellent natural light. A family bathroom and separate WC are positioned off the spacious landing area. The property is in need of some updating, giving buyers the exciting chance to create their dream home in a highly desirable location. Further benefits include private frontage and ample parking, ensuring practicality for modern family living. The house is ideally positioned within walking distance of Bramhall village, with its array of shops, restaurants and amenities, as well as Bramhall train station for convenient commuting. Families will appreciate the proximity to well-regarded local schools



including Pownall Green and Ladybrook Primary Schools, while leisure opportunities abound with Bramhall Golf Club also nearby. Offered to the market with no onward chain, this is a truly exceptional rare prospect for those wishing to secure a substantial detached home in a sought-after location, with the freedom to update and extend to their own tastes and requirements. Early viewing is strongly recommended to fully appreciate the potential and lifestyle offered by this outstanding property.

Council Tax Band: G

Tenure: Freehold

EPC Rating - TBC



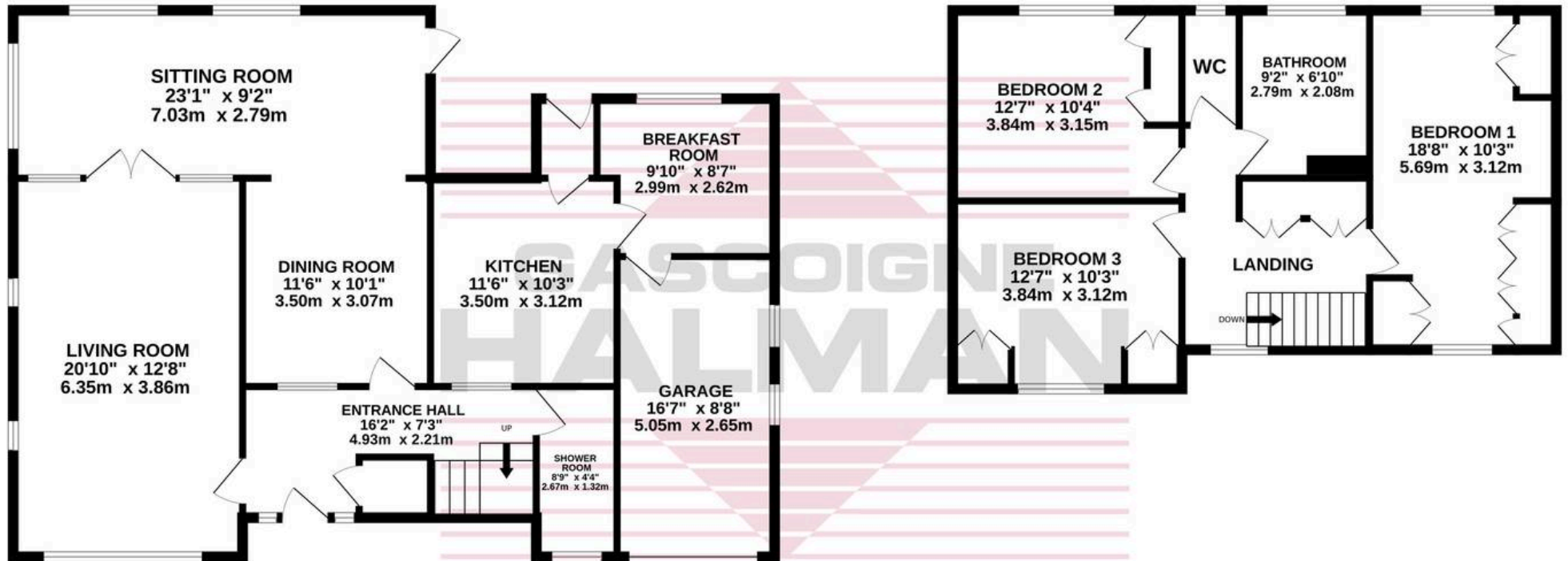






GROUND FLOOR
1115 sq.ft. (103.6 sq.m.) approx.

1ST FLOOR
648 sq.ft. (60.2 sq.m.) approx.



TOTAL FLOOR AREA : 1763 sq.ft. (163.8 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
Made with Metropix ©2026



Gascoigne Halman

Gascoigne Halman, 9 Ack Lane East – SK7 2BE

0161 439 5555

bramhall@gascoignehalman.co.uk

www.gascoignehalman.co.uk/





THE AREA'S LEADING ESTATE AGENCY