



**GASCOIGNE
HALMAN**

Syddal Crescent, Bramhall

THE AREA'S LEADING ESTATE AGENCY



NO CHAIN - A magnificent three bedroom bay fronted semi detached family home positioned in a highly desirable & wonderful cul-de-sac location, a stones throw from Ogden Road and within walking distance of Bramhall village. A quiet and convenient setting but yet a practical location with easy access to amenities, bars and restaurant as well as being within walking distance to excellent primary schools such as Moss Hey Primary School & Queensgate Primary School.

Property details

- Highly Desirable Cul-De-Sac Location Close To Bramhall Village
- Widening Plot With Superb Established Spacious Rear Garden
- Single Garage & Separate Utility Room, Both With Electric Supply & Lighting
- Close to Excellent Schools Such As Moss Hey Primary School & Within Walking Distance of Bramhall Village
- Ample Opportunity To Extend & Modernise To Suit Any Buyers Requirements
- No Onward Chain



About this property

NO CHAIN. Tucked away at the head of a popular cul-de-sac is this fabulous bay fronted family home revealing immaculate accommodation throughout. Whilst requiring a degree of modernisation, discerning buyers could comfortably live in the property whilst they plan and prepare for any eventual upgrades or even any extensions. The precedent with extensions has been set by many other properties on road and it would be easy to see how this property could be remodelled into a larger contemporary home. The property enjoys great frontage with a deep garden and driveway providing ample parking. The plot widens out to the side and the rear where more space is offered to the garden and this will be particularly useful with retaining side access if any buyer decides to extend to the side. Internally the property reveals a welcoming hallway which leads to a large living room with feature bay window. A kitchen overlooks the fantastic garden and provides excellent storage. The dining room can be accessed from both the living room or kitchen. To the first floor there is a split level landing which leads to three spacious bedrooms, a family bathroom and a separate W/C. A mature established rear garden is ideal for a range of buyers but this could be re-landscaped to suit any buyers needs. The property has been really well maintained over the years and it is worth noting that the property has benefited from a rewire and Viessmann boiler.







DIRECTIONS

SK7 1HS

COUNCIL TAX BAND

D

TENURE

Freehold

SERVICES (NOT TESTED)

Services have not been tested and you are advised to make your own enquiries and/or inspections.

LOCAL AUTHORITY

Stockport MBC

VIEWING

Viewing strictly by appointment.

EFFICIENCY RATING

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

PRIMARY SOURCE OF HEATING

Gas fired hot water radiators

PRIMARY ARRANGEMENT FOR SEWERAGE

Mains Supply

PRIMARY SOURCE OF ELECTRICITY

Mains Supply

PRIMARY SOURCE OF WATER

Mains Supply

BROADBAND CONNECTION

Fibre to the premises

ANY EASEMENTS, SERVITUDES OR WAYLEAVES?

No

ARE THERE ANY RESTRICTIONS ASSOCIATED WITH THE PROPERTY

No

THE EXISTENCE OF ANY PUBLIC OR PRIVATE RIGHT OF WAY?

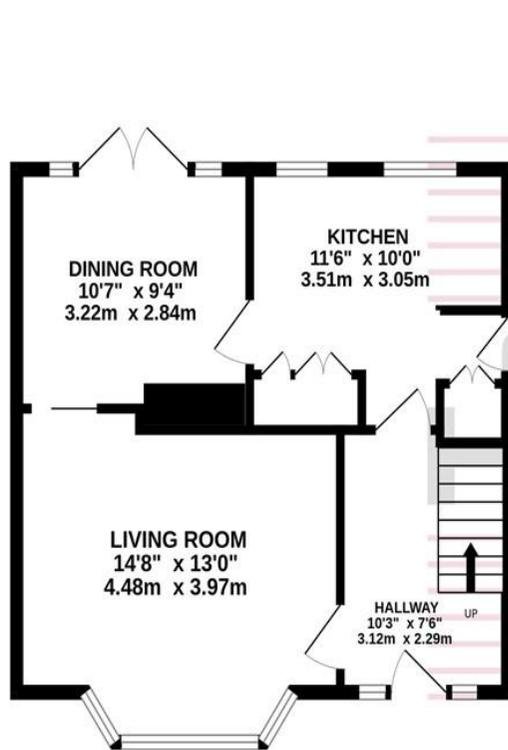
No

HAS PROPERTY BEEN FLOODED IN 5 YEARS

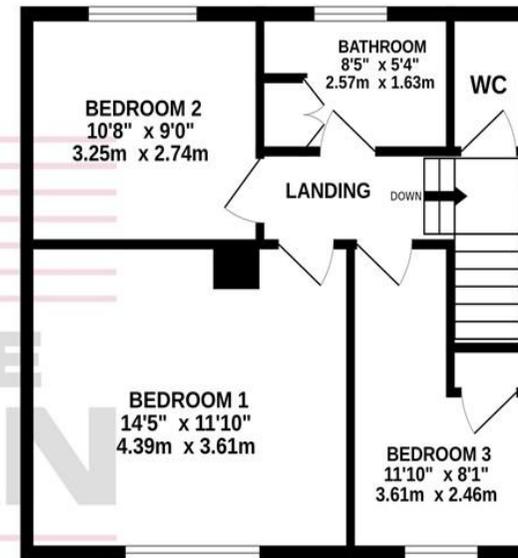
No

NOTICE Gascoigne Halman for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Gascoigne Halman has any authority to make or give any representation or warranty whatever in relation to this property.

GROUND FLOOR
639 sq.ft. (59.4 sq.m.) approx.



1ST FLOOR
474 sq.ft. (44.0 sq.m.) approx.



TOTAL FLOOR AREA : 1113 sq.ft. (103.4 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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