



1 Abingdon Road, Bramhall, Cheshire, SK7 3EU

mosley jarman &

1 Abingdon Road, Bramhall, Cheshire, SK7 3EU

Offers In Excess Of £600,000

- Stunning three bedroom + loft room 1930's family home
- Extended and remodelled
- Accommodation over three floors plus cellars
- Fantastic Living kitchen
- Two reception rooms
- Contemporary bathroom
- Down stairs wc and utility room
- Off road parking, attached garage and landscaped West facing garden





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Offers In Excess Of £600,000

A superbly presented, extended and remodelled three bedroom plus loft room 1930's semi-detached family home situated in a popular residential location close to Bramhall Park and within the catchment for Nevill Road Primary School and Bramhall High School. The property benefits from UPVC double glazing, gas fired central heating (run by a combination boiler), off road parking, attached garage and attractive landscaped West facing garden. Internally the property presented to an exceptionally high standard yet retains a host of original features and charm including high ceilings, picture rails, fire places and stained glass.

The accommodation includes: a lovely wide entrance hallway, living room (with bay window, stripped wood flooring and fire place), down stairs wc, utility room/ cloakroom, and stunning extended living kitchen (fitted with contemporary matching wall and base units, integrated appliances, large island/ breakfast bar, quartz work surfaces, oak herringbone wood flooring, roof lantern, crittall style window and doors onto the garden, spacious dining area and living area with multi fuel log burner). In the cellar are three chambers all with good head height which offer potential to create further accommodation.

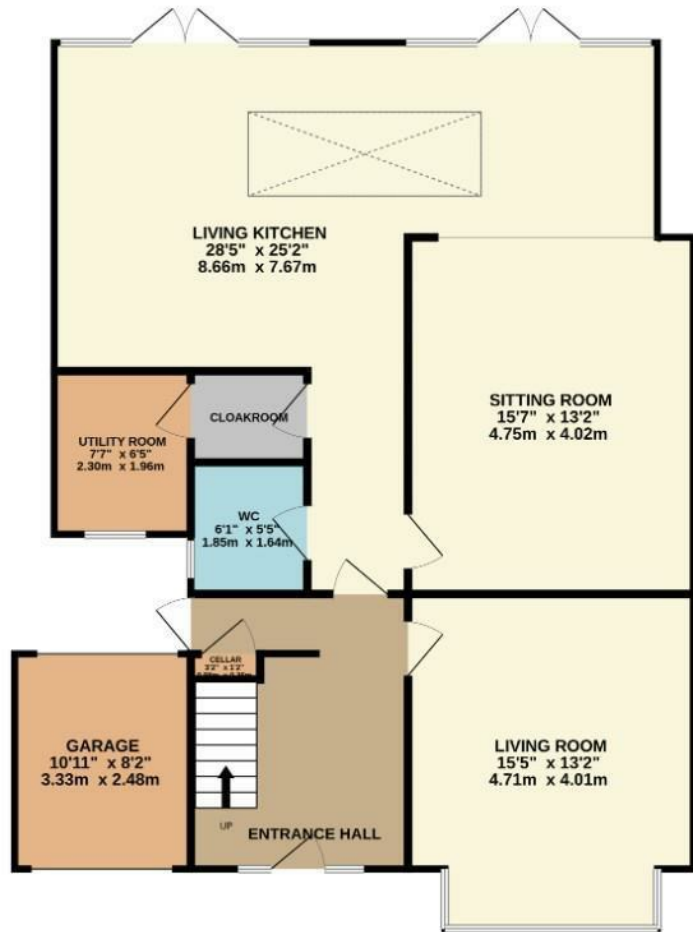
To the first floor is a landing (with feature stained glass window), three double bedrooms (two with fitted wardrobes and ornamental fire places) and a stunning family bathroom (with free standing bath, walk in shower with deluge shower head and fully tiled walls and floor). To the second floor there is a loft room currently used as an office / occasional bedroom (with eaves storage and Velux windows).

Grounds and Gardens

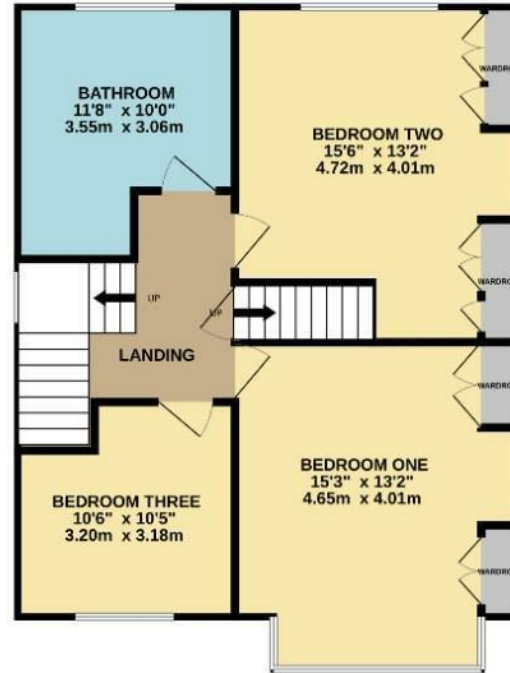
Outside a generous driveway to the front provides off road parking and access to the attached garage, whilst to the rear is a landscaped West facing garden (mainly laid to lawn with Cheshire stone patio).



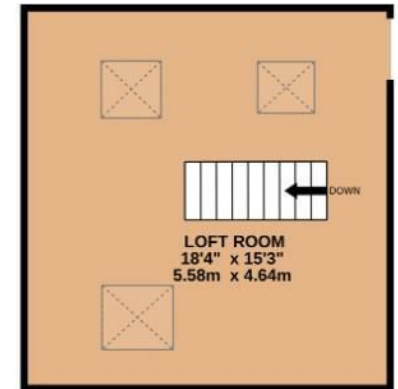
GROUND FLOOR
1120 sq.ft. (104.0 sq.m.) approx.



1ST FLOOR
677 sq.ft. (62.9 sq.m.) approx.



2ND FLOOR
297 sq.ft. (27.6 sq.m.) approx.



TOTAL FLOOR AREA : 2094 sq.ft. (194.5 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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