



GASCOIGNE HALMAN
THE AREA'S LEADING ESTATE AGENCY

**GASCOIGNE
HALMAN**

Bradda Mount, Bramhall
£735,000.00

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No Onward Chain. This delightful unassuming four bedroom and two bathroom detached family home offers more than meets the eye. The property is positioned in a quiet and convenient cul-de-sac ideal for families, especially with excellent local schools and transport links on the doorstep. This family friendly neighbourhood positioned just off Broadway promotes a delightful setting. This wonderful residence offers excellent curb appeal with a wide frontage, catering for ample off road parking. Stepping inside this property will allow buyers to understand the true nature, significance and value of a contemporary modern home which is filled with ample natural light throughout.

Property details

- Prime Cul-De-Sac Location Position Off The Highly Desirable Broadway
- Established & Landscaped Private South-West Facing Rear Garden
- Superb Wide Driveway Providing Ample Space For Off Road Parking Or Even Storing A Motorhome/Caravan
- Easy Access To Enjoyable Walks Along Fred Perry Way, Happy Valley Or Bramhall Park
- Close To Excellent School's & Hazel Grove, Bramhall & Davenport Are All Within Easy Reach
- No Onward Chain



About this property

Internally there is a welcoming entrance hallway which leads into a magnificent light filled spacious living room which measures 21 ft in length. The dining room offers an independent space but equally could be utilised as a playroom or additional sitting room. Double doors lead out onto the patio and a picture window frames the view of the south-west facing garden perfectly. A stylish & beautiful contemporary kitchen breakfast room provides functionality and practicality and the breakfast peninsula provides a sociable space for friends and family. There is even space for sofa's or dining table and chairs to suit any buyers requirements. The theme of the kitchen continues into the large useful utility room which provides an array of storage and space for day to day appliances. An elegant bathroom is located to the ground floor which is ideal for family and guests whilst to the first floor there is also a further bathroom positioned off the landing. Four well proportioned capable bedrooms offer a peaceful and calming environment and offer ideal sleeping quarters. Externally there is a large driveway with carefully maintained borders and a carport is positioned to the side which could accommodate additional vehicles if needed. Access is provided to the rear garden where a south -west facing aspect awaits buyers. A large patio area creates outdoor dining possibilities and a lawned garden leads into the established borders. The garden is fully enclosed for additional peace of mind and completes a superb home for any discerning buyer.











DIRECTIONS

SK7 3BX

COUNCIL TAX BAND

F

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 | | 73 C |
| 55-68 | D | 61 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

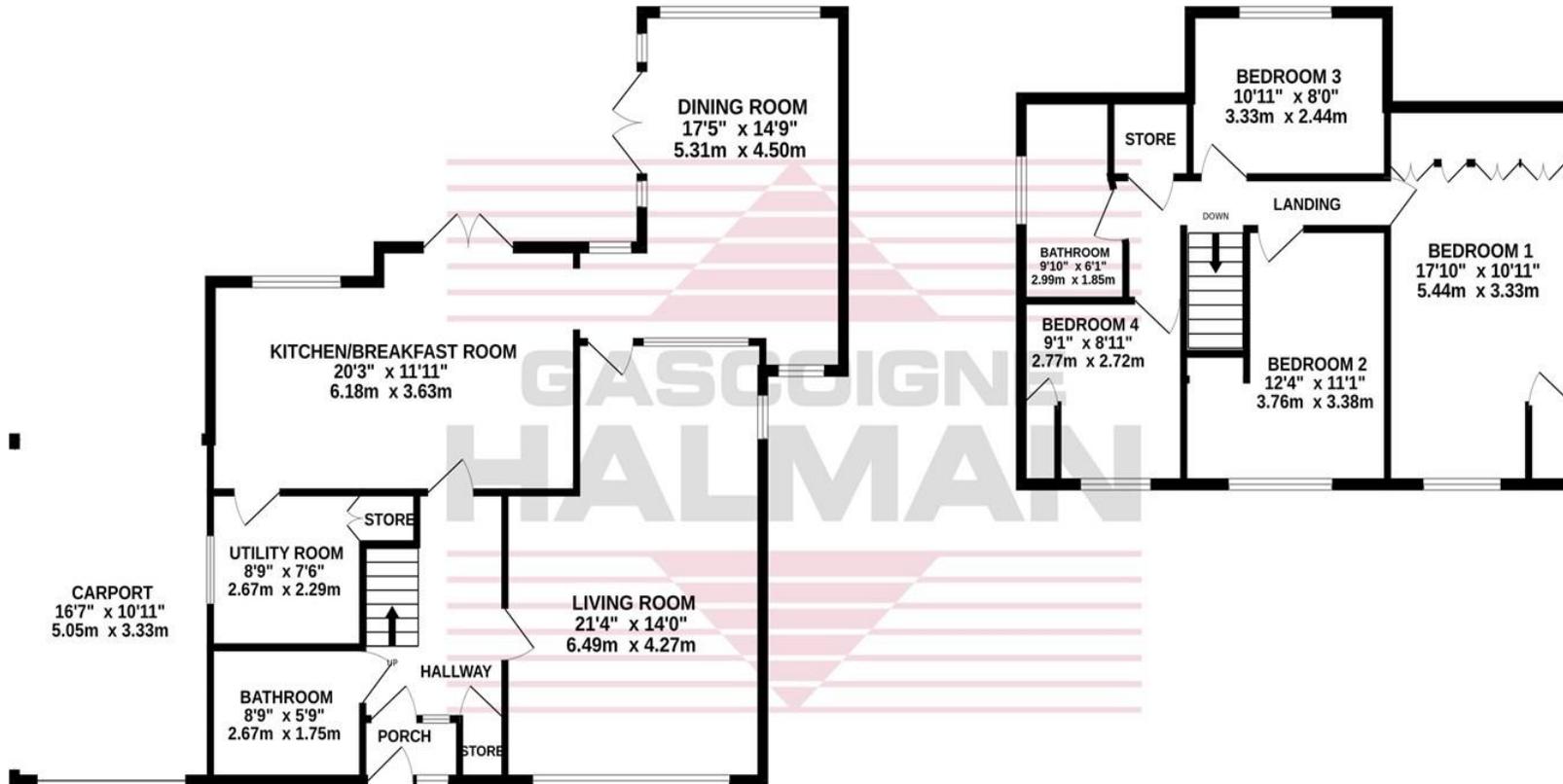
HAS PROPERTY BEEN FLOODED IN 5 YEARS

No

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GROUND FLOOR
1110 sq.ft. (103.1 sq.m.) approx.

1ST FLOOR
614 sq.ft. (57.1 sq.m.) approx.



TOTAL FLOOR AREA : 1724 sq.ft. (160.2 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only
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