



GASCOIGNE HALMAN
THE AREA'S LEADING ESTATE AGENCY

**GASCOIGNE
HALMAN**

St. Michaels Avenue, Bramhall
Guide Price £750,000

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NO CHAIN - This magnificent traditional bay fronted semi detached family home presents stunning accommodation in excess of 1600 sq/ft. The property enjoys a prestigious location and a highly desirable residential location within Bramhall close to excellent primary & secondary schools as well as being within easy walking distance of Bramhall train station. The property is a stones throw from Robins Lane and at the bottom of Robins Lane there is a footpath which allows you to walk along side Bramhall Park Golf Club which in turn leads to Bramhall Park.

Property details

- Within Walking Distance Of Bramhall Train Station, Ideal For Commuting
- Highly Desirable Location Occupying A Prestigious Setting On St Michaels Avenue
- Beautifully Arranged Accommodation With Numerous Spacious Reception Rooms
- Large Private Rear Garden With Side Access
- Within Walking Distance Of Pownall Green Primary School & Bramhall High School
- Easy Access To Bramhall Village Which Offers A Plethora Of Bar's & Restaurants



About this property

This wonderful family home reveals spacious living accommodation throughout. Internally a porch leads into an inviting entrance hallway which branches out to multiple reception rooms. To the front is a well proportioned bay fronted living room whilst a beautiful good sized sitting room leads through to a bright and spacious conservatory which overlooks the immaculate rear garden. A kitchen breakfast room offers an abundance of storage whilst a dining area sits adjacent to the kitchen and provides a comfortable place to enjoy those family meals and entertain friends. Completing the ground floor accommodation is a WC as well as a spacious utility room which provides ample space for day to day appliances. To the first floor is a gallery landing with a large picture window overlooking the rear garden. There are three capable double bedrooms along with a larger than average single bedroom. The double bedrooms all include a range of fitted wardrobes providing ample storage. The rear master bedroom is particularly delightful with its feature bay window seating area which captures the views of the garden. There is a main stylish family bathroom which incorporates a four piece suite with separate shower and bath. The loft access includes a ladder and there is a surprising level of storage available to the loft area. Externally the property includes a sweeping driveway which caters for ample vehicles. The front garden is beautifully landscaped and well stocked with some mature plants whilst the established hedge to the front also provides a good degree of privacy. Buyers could choose to widen the driveway if they wish but there are certainly alternative options which buyers could consider. There is a gate which provides access to the private established rear garden which is a magnificent size and ideal for families. A patio area is located immediately outside the kitchen whilst there is also ample seating available to the rear of the garden.











DIRECTIONS

SK7 2PG

COUNCIL TAX BAND

E

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		76 C
55-68	D	63 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?

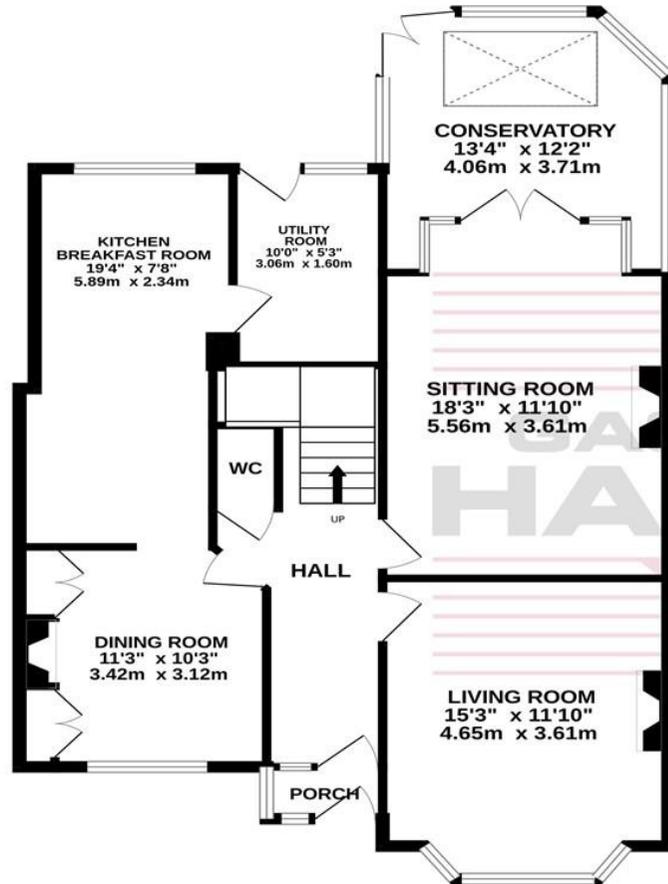
No

HAS PROPERTY BEEN FLOODED IN 5 YEARS

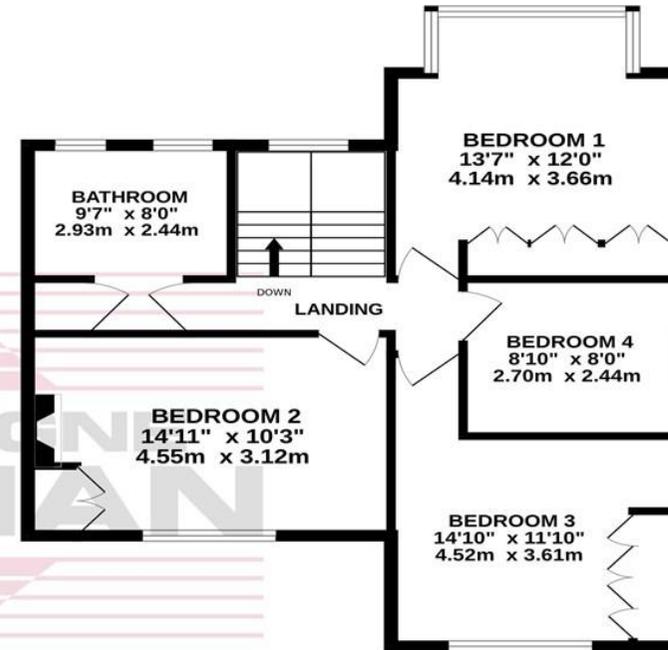
No

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
955 sq.ft. (88.7 sq.m.) approx.



1ST FLOOR
668 sq.ft. (62.1 sq.m.) approx.



TOTAL FLOOR AREA : 1623 sq.ft. (150.8 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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