

Part Exchange
Considered



Broadway, Bramhall, Stockport, SK7 3BU

SHRIGLEY ROSE & CO
Bespoke Estate Agents



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Spacious Detached Family Home, Private and Secure behind Electric Gates on this Ever-Popular Peaceful Road, close to Bramhall Park. Updated throughout over recent years, this is a High Quality Home representing Superb Value for Money.

A Distinguished Period Home on Prestigious Broadway – Spacious, Stylish and Exceptionally Located

Nestled behind electric gates on the highly desirable Broadway in leafy Bramhall, this handsome and characterful detached period home, dating from the early 1900s–1920s, offers an exceptional blend of timeless charm and contemporary comfort. With over 2,300 sq ft of beautifully maintained accommodation, this home provides substantial space, flexible living options, and a tranquil lifestyle just a stone's throw from Bramhall Park.

Set on a generous and mature plot, the property boasts a flagged driveway with lawned sections, offering ample parking for multiple vehicles, perfect for family life or entertaining. The gardens are delightfully established and peaceful, featuring mature planting, apple trees to both the front and rear, and an inviting wooden decked area, ideal for enjoying the afternoon sun or hosting summer barbecues. The location itself is serene and green, with access to glorious countryside walks on your doorstep, perfect for dog lovers or anyone seeking an escape from the everyday hustle.

Internally, this is a home designed for both function and flair. The spacious entrance hallway leads to currently three generous reception rooms, including a welcoming lounge, a formal dining area, and a versatile snug/TV room which also serves as a ground floor bedroom complete with its own modern ensuite- an ideal arrangement for guests, teenagers, or multigenerational living.

At the heart of the home lies a stylish and thoughtfully designed modern fitted kitchen, featuring sleek porcelain tiled flooring, double Bosch ovens, a Bosch electric hob, full-size fridge freezer, and two skylights that flood the space with natural light. The kitchen opens into a breakfast and dining area with an additional two skylights and bi fold doors flows beautifully into the outdoor entertaining space. A utility area with an additional kitchen and storage, along with understairs WC add valuable practicality to the layout.



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Upstairs, the home offers three spacious double bedrooms, all with their own ensuite and a further room which is a study. One of the bedrooms benefits from a walk-in wardrobe leading to its ensuite, creating a peaceful and private retreat. While current wardrobes are not fitted, there is potential to retain high-quality freestanding storage solutions by negotiation. For those seeking even more space, the loft is insulated and has planning permission (see below) for excellent potential for conversion.

Every room in the property has been carefully maintained and decorated with style, resulting in an immaculate, move-in-ready home that still retains all the warmth and character of its period roots.

This stunning home is ideally placed for families, located in the catchment for Neville Road Junior and Infant Schools and Bramhall High School, with excellent access to top private schools such as Cheadle Hulme School just a short drive away. For commuters, the location offers strong transport links while still enjoying a peaceful, village-like atmosphere.

Additional features of this outstanding home include a dedicated electric vehicle charging point, providing convenience for modern living, and an electric gated entrance that ensures both privacy and security. The property enjoys a tranquil, leafy setting, with a wealth of scenic walking routes in the surrounding area, perfect for outdoor enthusiasts. Throughout the home, you'll find a stylish blend of original period architecture and contemporary finishes, creating a warm and elegant atmosphere that suits both family life and entertaining alike.

This is not just a house, it's a home that offers lifestyle, comfort, and opportunity in equal measure. With its impressive proportions, flexible layout, and prime location, this property represents an outstanding opportunity in one of Bramhall's most prestigious residential roads.

Viewing is highly recommended to appreciate the scale, setting, and sheer charm of this exceptional family home.

*DC/099146 Proposed Loft Conversion (including Rear & part Side Dormer roof + Front Dormer windows), to provide additional living accommodation including both External & Internal Alterations







Key Features:

- Any Part Exchange Welcome
- A Four Bedroom, Four Bathroom Detached Family Home
- Immaculate Throughout
- Sought after location close to Bramhall Park
- Family-Friendly Road
- Modern Fitted Kitchen
- Electric vehicle charging point
- Electric gated entrance for privacy and security
- Tranquil, leafy setting with outstanding walking routes nearby

Tenure: Freehold

Council Tax Band: F

F Possession: Vacant possession upon completion

Total Floor Area: 2,219 sqft

Viewing: Strictly appointment only through Shrigley Rose & Co

Property Summary:

Utility Room

Shower room

2.67m x 1.70m

Bedroom 4 (groundfloor)

4.67m x 3.18m

Landing

5.00m x 2.11m

Bedroom 1

4.42m x 4.01m

Ensuite Bed 1

2.51m x 1.17m

Bedroom 2

3.78m x 3.48m

Ensuite Bed2

3.02m x 0.84m

Study

3.43m x 1.65m

Bedroom 3

5.11m x 3.23m

Bed 3 Ensuite

5.11m x 3.23m

Loft

4.39m x 3.30m

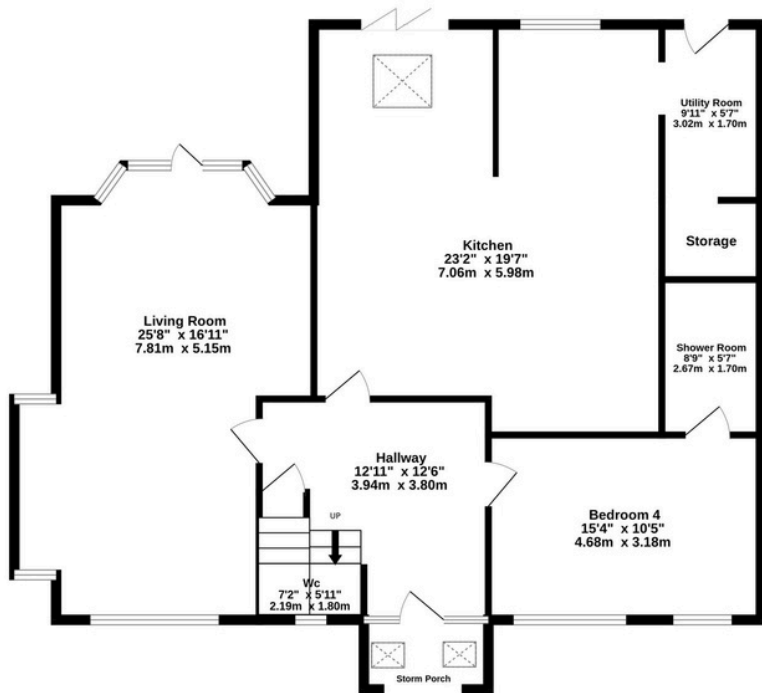


Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		77
(55-68)	D	67	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

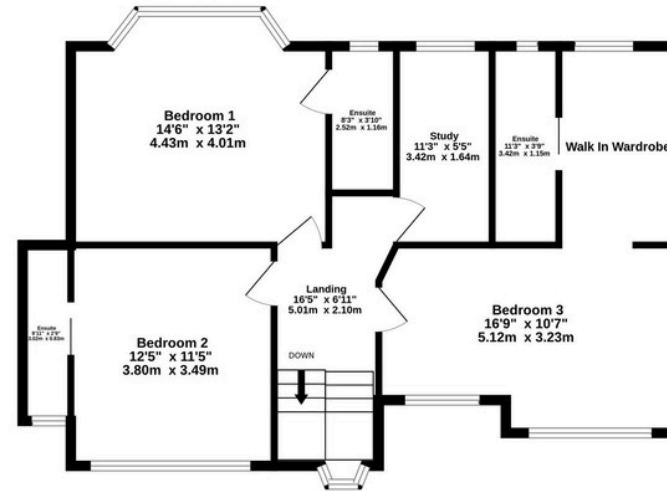


DID YOU KNOW...? YOU CAN PART EXCHANGE YOUR CURRENT HOME FOR THIS PROPERTY... HASSLE FREE.

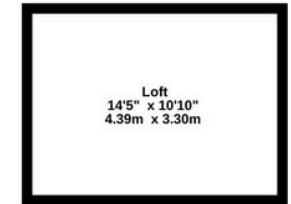
Ground Floor
1255 sq.ft. (116.6 sq.m.) approx.



1st Floor
809 sq.ft. (75.2 sq.m.) approx.



2nd Floor
156 sq.ft. (14.5 sq.m.) approx.



TOTAL FLOOR AREA : 2219 sq.ft. (206.2 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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