



Victoria Way

Bramhall, SK7 1DE

In Excess of **£450,000**

GASCOIGNE HALMAN
THE AREA'S LEADING ESTATE AGENCY

Attractive three bedroom semi detached bungalow on the doorstep of Bramhall Village. Within five minutes walk there are ample amenities such as doctors, dentists, butchers, bar's, restaurants, supermarkets and schools and this will certainly make life easy for any discerning buyer. There are options to venture slightly further out of Bramhall for a change of scenery too, Cheadle Hulme or Wilmslow are within easy reach or you can enjoy a spot of shopping at the local Handforth Dean or Stanley Green retail parks too. Internally the property provides in excess of 1200 sq/ft of living accommodation with versatile living spaces to each floor. This property is certain to tick a lot of boxes with three bedrooms, spacious living room and separate kitchen diner, study, two bathrooms, garage and ample parking. No Chain.

- No Onward Chain Providing An Effective & Efficient Route To Completion
- Well-Maintained Private South Facing Rear Garden With Patio Area
- Driveway Providing Ample Off Road Parking For Several Cars
- Close to Hursthead Infant & Junior School Which Adds Convenience To School Pick Up & Drop Off
- Within Five Minutes Walk Of Bramhall Village & All The Amenities, Bar's & Restaurant's
- Large Living Room & Spacious Separate Kitchen Diner
- Three Well Proportioned Bedrooms, One To The ground Floor & Two To The First Floor
- Jack and Jill style bathroom servicing the first floor & a contemporary ground floor shower room, both of which were updated in recent years when the latter underwent a complete renovation
- Separate Study Creating A Flexible Home Office Arrangement
- Single Garage Providing Excellent Storage With Further Spacious Eaves Storage To The First Floor







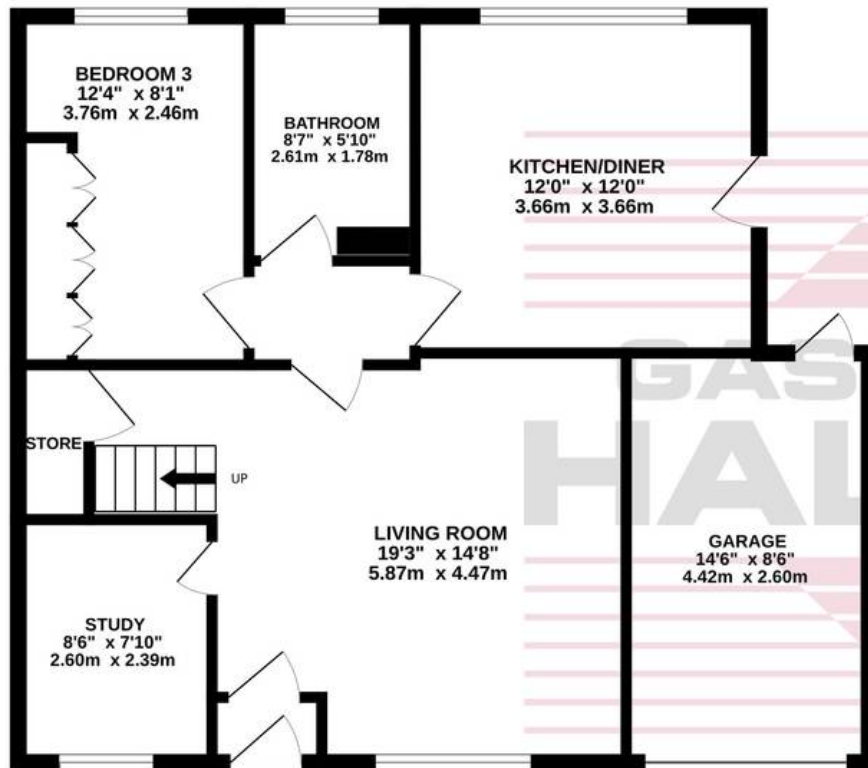
This attractive three-bedroom semi-detached residence presents an excellent opportunity for buyers seeking a home with no onward chain, ensuring an effective and efficient route to completion. The property is ideally situated within a five-minute walk of Bramhall Village, placing a wealth of amenities, bars, and restaurants within easy reach. Families or even grandparents doing the School run will appreciate the proximity to Hursthead Infant and Junior School as this adds convenience to daily school pick-up and drop-off routines. The interior of the house is thoughtfully arranged to offer both comfort and flexibility, featuring a large living room that creates a welcoming space for relaxation and entertaining. The spacious separate kitchen diner is well-suited for family meals and gatherings. Three well-proportioned bedrooms are arranged across the two floors, with one located on the ground floor with a range of fitted wardrobes and two on the first floor, providing versatile accommodation options for families or guests. The first floor is serviced by a Jack and Jill style bathroom, while the ground floor benefits from a contemporary shower room offering modern convenience. Both have been updated within the last few years, the latter having undergone a complete renovation. A separate study provides a flexible home office arrangement, ideal for remote working or quiet study. Additional features include a single garage that offers excellent storage solutions, complemented by further spacious eaves storage to the first floor. The property also benefits from a driveway that provides ample off-road parking for several cars, catering to households with multiple vehicles or visitors. With its well-maintained presentation, practical layout, and sought-after location close to both local schools and village amenities, this home is perfectly suited for anyone looking to downsize or families or professionals seeking a move-in ready property in Bramhall.

Council Tax Band: E, Tenure: Freehold, EPC Rating: D





GROUND FLOOR
733 sq.ft. (68.1 sq.m.) approx.



1ST FLOOR
497 sq.ft. (46.2 sq.m.) approx.



TOTAL FLOOR AREA : 1230 sq.ft. (114.3 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only
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