



Victoria Close

Bramhall, SK7 2BZ

£750,000

GASCOIGNE HALMAN
THE AREA'S LEADING ESTATE AGENCY

This traditional bay fronted semi detached four bedroom family residence occupies a highly desirable cul-de-sac location within minutes walk of Bramhall village and Bramhall Train Station. The property could not be more conveniently positioned as it is a stones-throw from magnificent cafe's, restaurants and bars as well as the local butchers, Sainsbury's Local, Jim Hall sports shop, doctors and dentists. This advantageous location contributes towards an easy way of life, especially when excellent local Schools such as Hursthead Infant & Junior School & Moss Hey Primary School are also located on the doorstep. This remarkable widening plot displays an abundance of space externally with single detached garage and private established rear gardens. This property is simply magnificent and reveals in excess of 1600 sq/ft of contemporary accommodation, with a high standard of decor on display as well as ample noticeable original features.

- Inviting Entrance Hallway Incorporating A Superb Downstairs WC
- Contemporary Kitchen Breakfast Room with Feature Centre Island & Access To A Practical & Useful Utility Room
- Spacious Widening Corner Plot In A Highly Desirable Cul-de-sac Setting
- Within Minutes Walk of Bramhall Village & Bramhall Train Station
- Immaculately Presented Reception Rooms & Bedrooms With A Plethora Of Authentic Original Features
- Private Established Rear Garden with Single Detached Garage
- Ideal Residential Family Location In The Heart Of Bramhall Village
- On The Doorstep Of Excellent Schools Such As Moss Hey Primary School & Hursthead Infant & Junior School
- Attractive Frontage With Stunning Storm Porch & Tegula Paved Driveway Providing Ample Parking





This beautifully presented four bedroom semi-detached house occupies a spacious widening corner plot in a highly sought-after cul-de-sac, just a short walk from Bramhall Village and Bramhall Train Station. Positioned in the heart of Bramhall village this property really does offer perfect convenience with the benefit of all amenities, Schools and transport links on the doorstep. The property welcomes you with an inviting entrance hallway that incorporates a superb downstairs WC, setting the tone for the rest of the home. The contemporary kitchen breakfast room forms the heart of the house, featuring a striking centre island and direct access to a practical utility room, perfect for busy family life. Two immaculately presented reception rooms offer flexible living and entertaining spaces, both enhanced by a plethora of authentic original features that blend seamlessly with modern updates. Upstairs, four generous bedrooms provide ample accommodation for families, all finished to an exceptional standard with attention to detail and comfort. The family bathroom is well appointed, complementing the overall high-quality finish found throughout the home. This is an ideal residential location for families, with Moss Hey Primary School and Hursthead Infant and Junior School just a stone's throw away, making the morning school run effortless. The property boasts an attractive frontage which is easy to maintain and is complete with a stunning storm porch and a Tegula paved driveway that provides ample parking for multiple vehicles. The outside space is equally impressive, offering a private and established rear garden that provides a tranquil retreat for relaxation or entertaining. Mature trees and well-stocked borders



create a sense of seclusion, while the generous lawn area is perfect for children to play or for enjoying summer barbeques with family and friends. A single detached garage offers secure storage for vehicles, bikes or garden equipment, adding to the practicality of the property, all of which sits on an enviable plot. The corner plot position ensures a wider than average garden, with potential for further landscaping or extension (subject to planning permission) should you wish to personalise the space further. Secure side access leads conveniently to the rear, making garden maintenance and outdoor living easy and enjoyable. This exceptional home combines generous outdoor space with a prime Bramhall location, offering the perfect balance of privacy, convenience and family-friendly living.

Council Tax Band: E

Tenure: Freehold

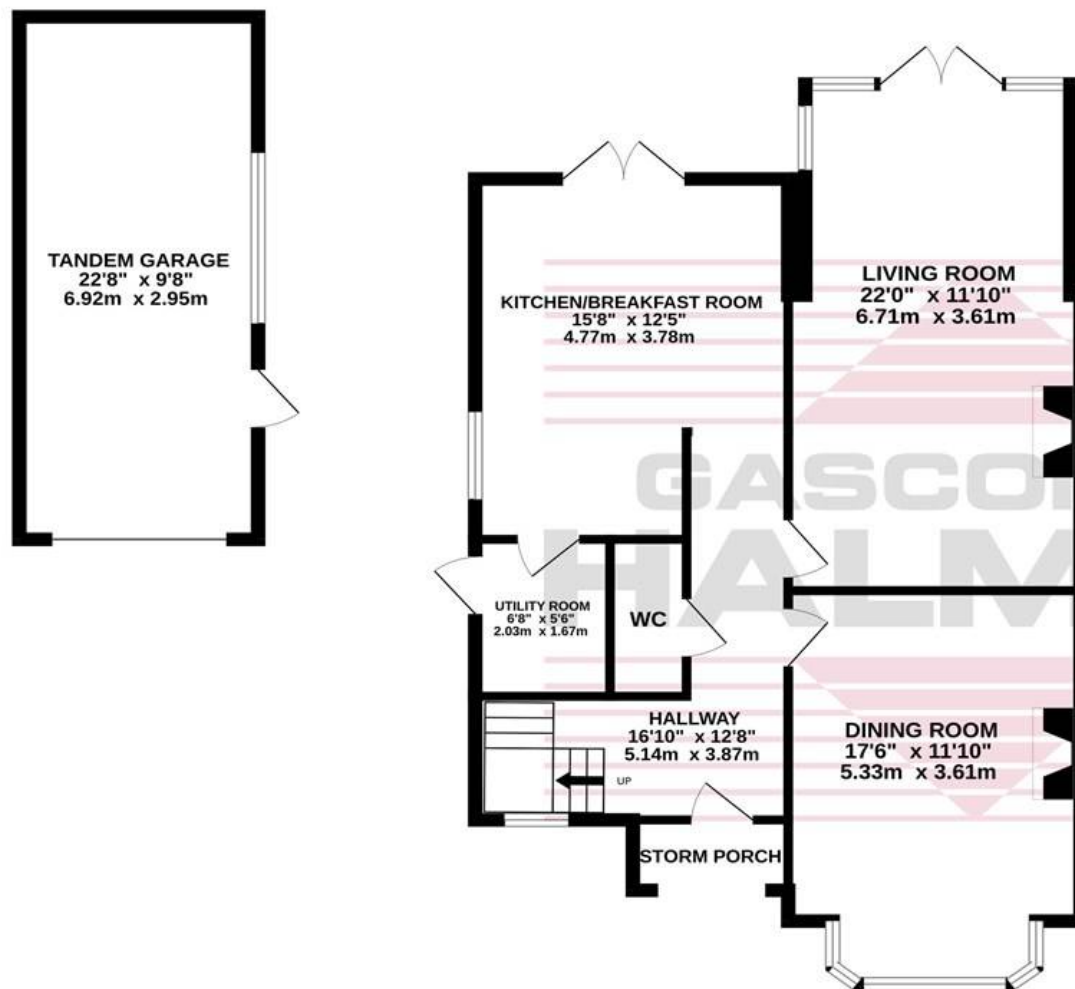
EPC Energy Efficiency Rating: C



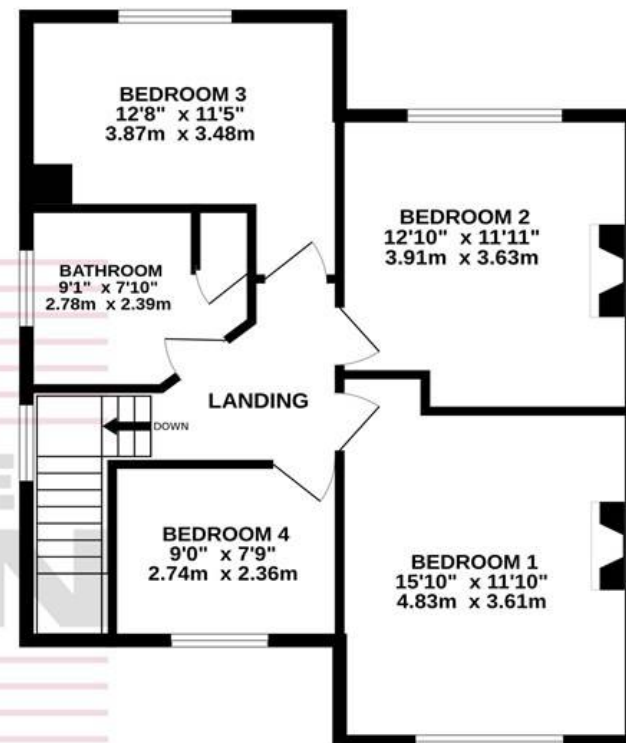




GROUND FLOOR
1021 sq.ft. (94.9 sq.m.) approx.



1ST FLOOR
653 sq.ft. (60.6 sq.m.) approx.



TOTAL FLOOR AREA : 1674 sq.ft. (155.5 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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