



**GASCOIGNE
HALMAN**

Fords Lane, Bramhall
£525,000

THE AREA'S LEADING ESTATE AGENCY



No Onward Chain. Fords Lane has a deep history within Bramhall which saw growth in the 19th and early 20th centuries as Bramhall shifted from agricultural to a residential area for workers in Manchester and Stockport. This immaculate three bedroom period semi-detached family residence is positioned within easy walking distance of Bramhall village which offers a superb mix of urban and village atmosphere. The location not only offers significance due to being part of the historic heart of the village but also convenience for anyone who desires to have great access to amenities, bars and restaurants, educational facilities and transport links.

Property details

- No Onward Chain
- Period Residence In A Highly Desirable Residential Location
- Within Walking Distance Of Bramhall Village & Excellent Schools
- Wonderful Rare Extended Three Bedroom Period Semi-Detached Home
- Delightful Established Easy To Maintain West Facing Rear Garden With Side Access
- Driveway Providing Off Road Parking



About this property

This extended Victorian semi detached family home occupies a highly desirable setting which is in close proximity to Moss Hey Primary School as well as being on the doorstep of Bramhall village. This attractive home reveals a wonderful interior with two large principal reception rooms in the form of a dual aspect living room and a delightful dining room. Beyond the dining room is the extended kitchen breakfast room which provides an abundance of space for entertaining friends and family. A useful utility area is neatly tucked out of the way to the extended part of the home. An understairs stairs cupboard offers excellent storage and completes excellent ground floor accommodation. To the first floor are three bedrooms, the two larger double bedrooms providing ample fitted wardrobes whilst a third bedroom could easily form a single bedroom or a perfect home office. The main family bathroom includes a contemporary four piece suite with separate shower and bath. Externally the property displays superb curb appeal with its delicate landscaping and wrought iron gates leading to the driveway as well as the pathway to the entrance door. The rear garden equally offers an impressive design with careful selective landscaping and a large patio area ideal for all those summer bbq's. A brick built outhouse creates space for excellent storage too. This home is a rare treat to the market and will provide an ideal home for young professionals, young families or even anyone looking to downsize.









DIRECTIONS

SK7 1DQ

COUNCIL TAX BAND

D

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		80 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?

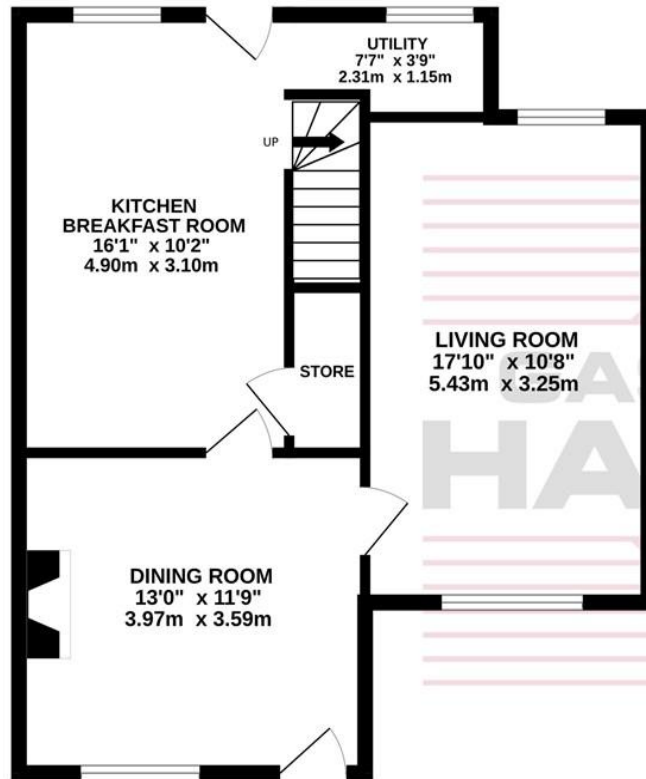
No

HAS PROPERTY BEEN FLOODED IN 5 YEARS

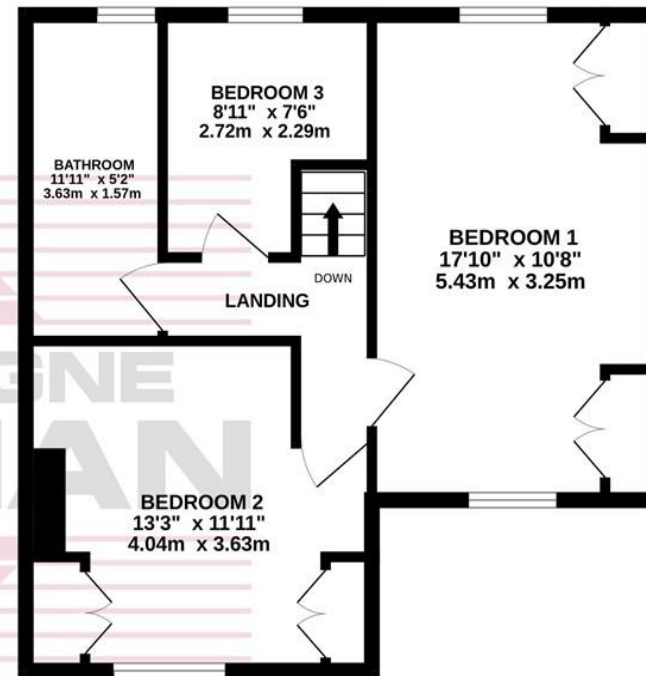
No

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GROUND FLOOR
564 sq.ft. (52.4 sq.m.) approx.



1ST FLOOR
499 sq.ft. (46.3 sq.m.) approx.



TOTAL FLOOR AREA : 1063 sq.ft. (98.7 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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0161 439 5555 bramhall@gascoignehalman.co.uk
9 Ack Lane East, Bramhall, Cheshire, SK7 2BE