

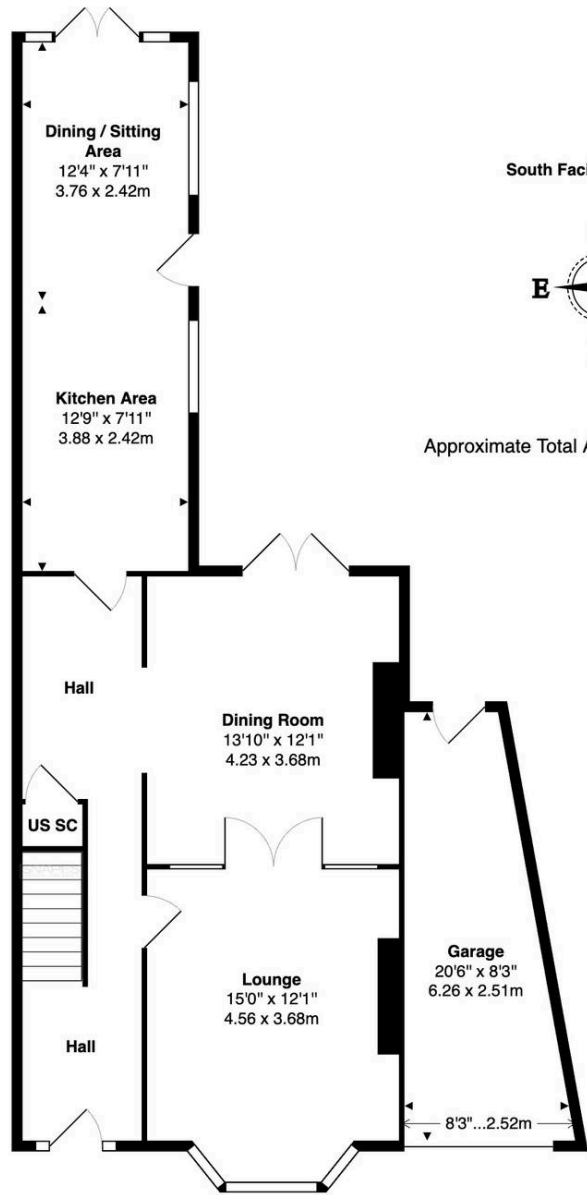


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**115 Ack Lane East, Bramhall – SK7 2AB**

**Guide Price £517,500**



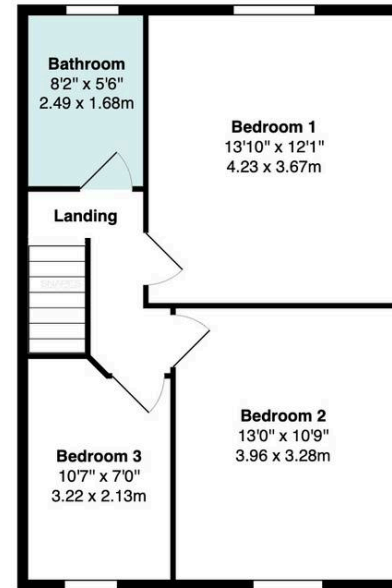


**Ground Floor**  
Approximate Area: 839 ft<sup>2</sup> ... 77.9 m<sup>2</sup>

South Facing Rear Garden



Approximate Total Area: 1320 ft<sup>2</sup> ... 122.7 m<sup>2</sup>



**First Floor**  
Approximate Area: 482 ft<sup>2</sup> ... 44.8 m<sup>2</sup>







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## Description

**A well-proportioned and extended three-bedroom semi-detached family home**, ideally positioned close to the sought-after borders of Bramhall and Cheadle Hulme, offering excellent access to local amenities, schools and transport links.

Offered for sale with **no onward chain**, this attractive property presents a fantastic opportunity for buyers looking to put their own stamp on a spacious home, with the added benefit of being ready to move into, so you can take your time when create your ideal home!

The accommodation, as illustrated on the floor plan, briefly comprises: entrance hallway, a **bay-fronted lounge, dining room which could be used as a second sitting room (separated by attractive double doors)**, and an extended **kitchen leading through to an extra breakfast / dining area** with access out to the rear garden via double doors – creating a versatile layout ideal for both everyday living and entertaining. A useful **attached garage** provides additional storage or potential for conversion (subject to the necessary consents).

To the first floor, the landing leads to **three well-proportioned bedrooms** and a **family bathroom**.

Externally, the property benefits from a **south-facing rear garden**, along with off-road parking to the front behind the walled frontage with double wrought iron gates.

## The Location

Ack Lane East in Bramhall is a highly desirable residential location that perfectly balances village charm with modern convenience. Positioned just a short walk from Bramhall village centre, residents benefit from a vibrant mix of independent shops, cafés and restaurants, while still enjoying a family-friendly setting. The area is known for its strong sense of community, attractive housing and excellent local amenities, with supermarkets, healthcare facilities and leisure options all close by . For families, the location is particularly appealing thanks to a range of well-regarded schools nearby, many rated “Good” or better . Commuters are equally well served, with Bramhall train station within easy reach or the near by Cheadle Hulme train station offering direct links into Manchester, alongside convenient bus routes and road connections . Overall, Ack Lane East offers an affluent, well-connected and welcoming environment, making it an excellent place to call home.

## Bramhall

Bramhall is a leafy suburban area located in South of the borough of Stockport, Greater Manchester, England. It’s known for its affluent neighbourhoods, large parks, scenic walking routes and historical sites. One of the most notable landmarks is Bramall Hall, a Tudor manor house surrounded by beautiful parkland, which serves as a museum and a venue for events. To the East and South of Bramhall the foothills of the Peak District are within easy reach making the village a perfect place quick escapes to the Countryside.

Bramhall offers a blend of modern amenities and village charm, which includes independent businesses and multi National brands. It has a thriving village centre with shops, restaurants, and cafes, making it a popular place for families and professionals.

## IMPORTANT INFORMATION also know as MATERIAL INFORMATION

1. **Tenure:** Freehold
2. **Rent Charge:** £10 Chief Rent / Rent Charge per annum
3. **Material Information:** Please read below

### DISCLAIMER

We use various photo editing services to enhance the photos of the property, including virtual staging (to show an empty property with furniture) and item removal services. This is done to assist house hunters in understanding the space, layout and potential style of the home without the owners' belongings, which would not remain at the property on completion. Any digitally altered, virtually staged or edited images are for illustrative purposes only and must not be relied upon as an accurate representation of the property's current condition, contents, fixtures, fittings or final appearance.

Appliances and services have not been tested, including (but not limited to) heating, water, electrical, plumbing, drainage, alarms, and any other mechanical or electrical installations. No warranty or representation is given as to their condition or working order. Purchasers are advised to obtain independent professional verification and carry out their own inspections prior to exchange of contracts.

All measurements, dimensions and floor areas are approximate and provided for guidance only. Where measurements are stated, they are likely to represent the maximum room dimensions unless otherwise specified. Any reference to area has been calculated using floor plan software and is for indicative purposes only. Buyers must not rely on any stated measurements or floor areas for valuation, mortgage, legal, or purchasing purposes, and should satisfy themselves as to accuracy by inspection and/or professional survey.

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EPC Rating: D



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