



**GASCOIGNE
HALMAN**

Dairyground Road, Bramhall

THE AREA'S LEADING ESTATE AGENCY



Sitting in a highly desirable residential location is this superb detached three bedroom detached family residence which reveals a newly installed double driveway along with its beautiful landscaped private west facing rear garden. Whilst positioned close to Bramhall Village and being within walking distance of Bramhall train station, this wonderful home is also conveniently located for Pownall Green Primary School as well as Bramhall High School.

Property details

- Walking Distance to Bramhall Train Station
- Easy Access to Bramhall Village And All Its Amenities, Bars & Restaurants
- Excellent Development Potential with Space to Extend to the Side & Rear Elevation (STPP)
- Super Private West Facing Rear Garden With Newly Laid Block Paved Double Driveway
- Well Presented Accommodation Throughout Ideal for Families
- Immaculate Accommodation with Superb Contemporary Family Bathroom Complete with Walk In Shower



About this property

This wonderful detached family home occupies a fantastic setting close to excellent primary & secondary Schools. The property displays superb curb appeal with its new block paved double driveway leading to a carport and tandem style garage. Internally the property includes an inviting entrance hallway with storage capabilities under the stairs as well as useful downstairs WC. Two principal reception rooms for superb living quarters. The bay fronted living room is complimented by a spacious dining room which leads into a magnificent conservatory which offers a third reception area. The kitchen breakfast room is well equipped with a range of fitted appliances and provides a contemporary modern finish. To the first floor there are three bedrooms, all of which include a range of fitted wardrobes providing excellent storage. The family bathroom has been upgraded to a high specification and includes a walk in shower. The property is ideal for families due to the fantastic access to Schools and transport links as well as the local amenities.







DIRECTIONS

SK7 2HW

COUNCIL TAX BAND

E

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		81 B
69-80	C		
55-68	D		
39-54	E	51 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

Yes

THE EXISTENCE OF ANY PUBLIC OR PRIVATE RIGHT OF WAY?

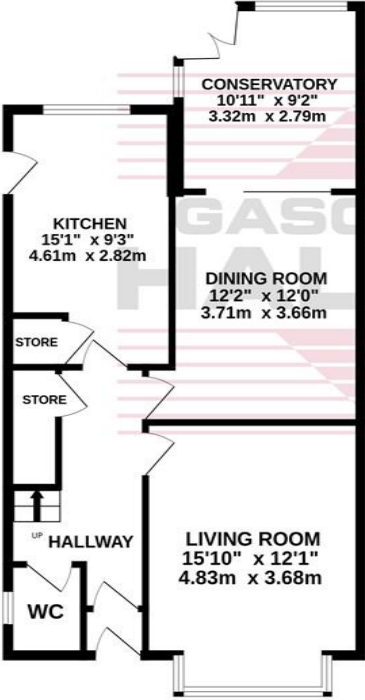
No

HAS PROPERTY BEEN FLOODED IN 5 YEARS

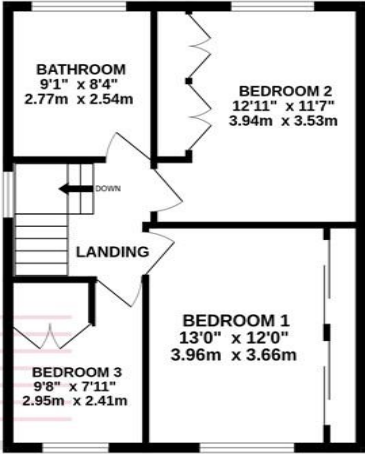
No

NOTICE Gascoigne Halman for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Gascoigne Halman has any authority to make or give any representation or warranty whatever in relation to this property.

GROUND FLOOR
839 sq.ft. (77.9 sq.m.) approx.



1ST FLOOR
511 sq.ft. (47.5 sq.m.) approx.





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