



Bowen Close

Bramhall, SK7 1NJ

£525,000

GASCOIGNE HALMAN

THE AREA'S LEADING ESTATE AGENCY

GASCOIGNE HALMAN

THE AREA'S LEADING ESTATE AGENCY

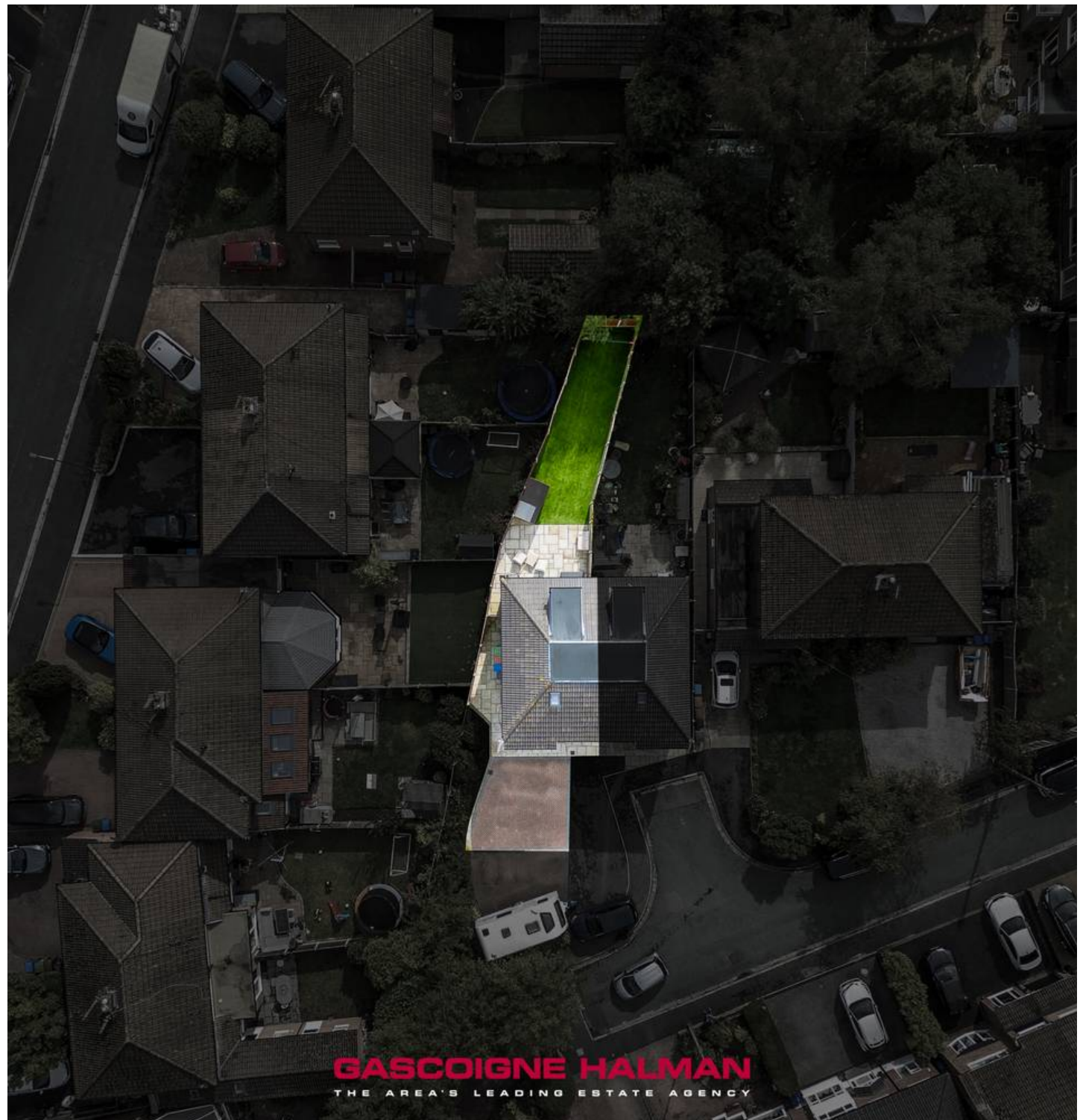
Modern three bedroom semi detached home offering a quiet cul-de-sac location within the Little Australia Estate. Approaching 1300 sq/ft the property boasts ample living accommodation with an open plan kitchen diner, downstairs WC, two further bathrooms to the first floor and a plethora of other unique selling points. The property will appeal to a range of discerning buyers and we would love to welcome you on a viewing of this fabulous home.

Council Tax Band: D

Tenure: Freehold

EPC Energy Efficiency Rating: B

- Highly Desirable Cul-De-Sac Location Within The Popular "Little Australia Estate"
- Easy & Convenient Access To Bramhall Village With All Amenities, Pubs & Restaurants Within Walking Distance
- Bramhall Train Station Is Within Easy Walking Distance, Ideal For Anyone Reliant On Transport Links
- On The Doorstep Of Queensgate Primary School & Bramhall Queensgate Tennis Club
- Highly Energy Efficient Home With An EPC Energy Rating Of 'B'
- Double Block Paved Driveway, Complete With Electric Car Charging Point
- Three Double Bedrooms & Space For Home Office/Gym/Occasional Bedroom 4
- Master Bedroom Complete With Ensuite & Fitted Wardrobes & Family Bathroom Servicing The Remaining Bedrooms
- Open Plan Kitchen Diner With Double Doors Onto Patio An Spacious Low Maintenance AstroTurf Garden
- Modern Semi Detached Home Built in 2019 & Peace Of Mind Build Warranty Valid Until 2029





This impressive three bedroom semi-detached home is situated in a highly desirable cul-de-sac within the sought-after Little Australia Estate, offering a rare opportunity to acquire a modern family residence in a prime location. Built in 2019, the property benefits from the remainder of a build warranty valid until 2029, providing peace of mind for years to come. The house is within easy and convenient walking distance of Bramhall Village, where a wide range of amenities, pubs, and restaurants can be found, making it an ideal choice for those seeking both community and convenience. Bramhall train station is also easily accessible on foot, perfect for commuters or anyone reliant on excellent transport links. The property is located on the doorstep of Queensgate Primary School and Bramhall Queensgate Tennis Club, making it especially attractive for families and those with an active lifestyle. The home boasts a highly energy-efficient EPC 'B' rating, ensuring lower energy costs and a reduced environmental footprint. The double block paved driveway provides ample parking and is complete with an electric car charging point, catering to modern needs. Inside, the accommodation is thoughtfully arranged, featuring three generous double bedrooms, with flexibility of a home office, gym, or occasional bedroom to the top floor. The master bedroom is a standout feature, complete with an ensuite shower room and fitted wardrobes, while a stylish family bathroom services the remaining bedrooms. The heart of the home is the open-plan kitchen diner, which is finished to a high standard with contemporary fittings and appliances.



GASCOIGNE HALMAN
THE AREA'S LEADING ESTATE AGENCY

Double doors from the dining area open onto a patio and a spacious, low-maintenance AstroTurf garden (perfect for family gatherings or entertaining guests). A lounge provides space for relaxation and completes wonderful contemporary living accommodation. The property's modern design and neutral décor provide a welcoming and versatile living environment, ready for a new owner to move straight in. With its combination of contemporary comforts, energy efficiency, and an outstanding location close to schools, transport links, and local amenities, this property represents an exceptional opportunity for families or professionals seeking a high-quality home in Bramhall. Early viewing is highly recommended to fully appreciate all that this superb property has to offer.



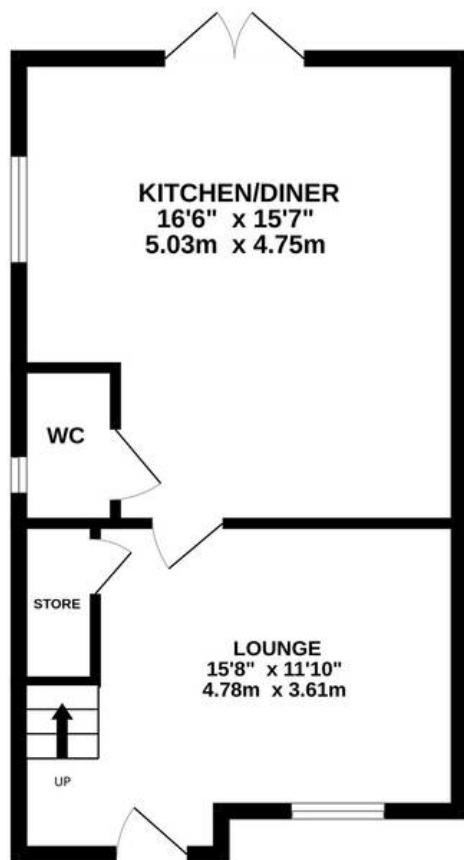




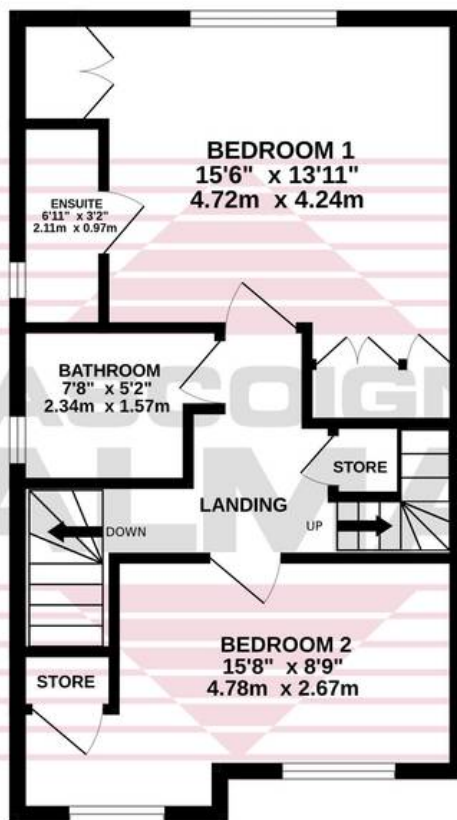




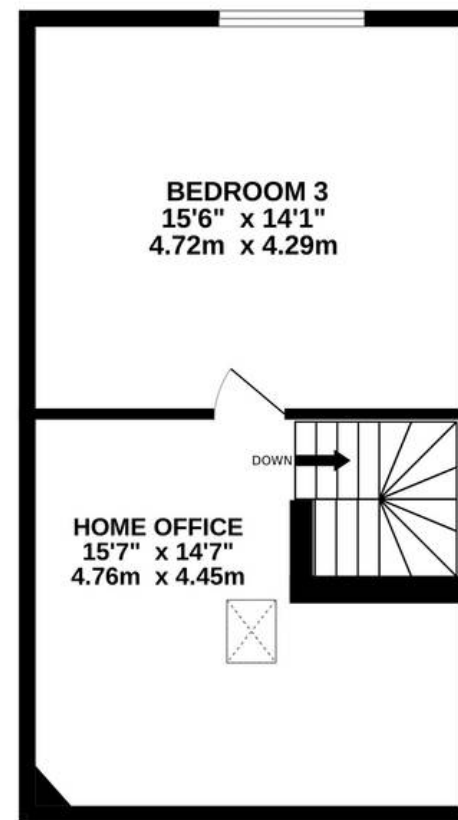
GROUND FLOOR
427 sq.ft. (39.7 sq.m.) approx.



1ST FLOOR
427 sq.ft. (39.7 sq.m.) approx.



2ND FLOOR
431 sq.ft. (40.0 sq.m.) approx.



TOTAL FLOOR AREA : 1285 sq.ft. (119.4 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
Made with Metropix ©2026



Gascoigne Halman

Gascoigne Halman, 9 Ack Lane East – SK7 2BE

0161 439 5555

bramhall@gascoignehalman.co.uk

www.gascoignehalman.co.uk/





THE AREA'S LEADING ESTATE AGENCY