



**GASCOIGNE
HALMAN**

Ainsdale Close, Bramhall
Offers Over £450,000

THE AREA'S LEADING ESTATE AGENCY



NO CHAIN - This magnificent three/four bedroom detached bungalow reveals surprisingly spacious accommodation with an abundance of living space approaching 1200 sq/ft. The property is positioned in a highly desirable location within a quiet cul-de-sac and within walking distance of Bramhall High School & Bramhall Golf Club. This immaculate residence has been beautifully maintained whilst having been carefully upgraded inside and out to reveal a contemporary home for a variety of discerning buyers.

Property details

- Delightful Corner Plot With Spacious Panoramic Gardens
- Three/Four Bedroom Detached Bungalow With Ample Living Accommodation
- Immaculately Presented Accommodation Approaching 1200 sq/ft with Significant Upgrades Inside & Out
- Double Driveway With Single Garage & Enclosed South Facing Rear Garden
- Walking Distance to Bramhall High School & Bramhall Golf Club
- No Onward Chain



About this property

This true detached bungalow offers superb extended accommodation, perfectly designed for both family life and entertaining. Set on a generous corner plot in a quiet cul-de-sac, the property boasts a spacious and welcoming entrance hallway that flows seamlessly into an impressive open-plan living and dining area. Large windows flood the space with natural light, creating a bright and inviting atmosphere ideal for relaxing or hosting guests. The modern kitchen/breakfast room has been tastefully refurbished, offering a practical and stylish space for meal preparation, as well as a cosy spot for a morning coffee or a late evening supper. A rear porch provides convenient access to the beautifully maintained south-facing garden, which enjoys sunlight throughout the day and benefits from rear gate access. The accommodation continues with three well-proportioned bedrooms, all situated to the rear of the home for added privacy. The master bedroom features high-specification Hammonds sliding wardrobes, offering excellent built-in storage. A versatile home office could easily serve as a fourth bedroom if needed. The family bathroom completes the internal layout with a well-appointed and contemporary finish. Externally, the property offers wrap-around gardens, a single garage, and a double driveway, ensuring ample parking and outdoor space. This beautifully presented bungalow is a rare find and must be viewed to be fully appreciated.





DIRECTIONS

SK7 2LR

COUNCIL TAX BAND

D

TENURE

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	70 C	77 C
55-68	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?

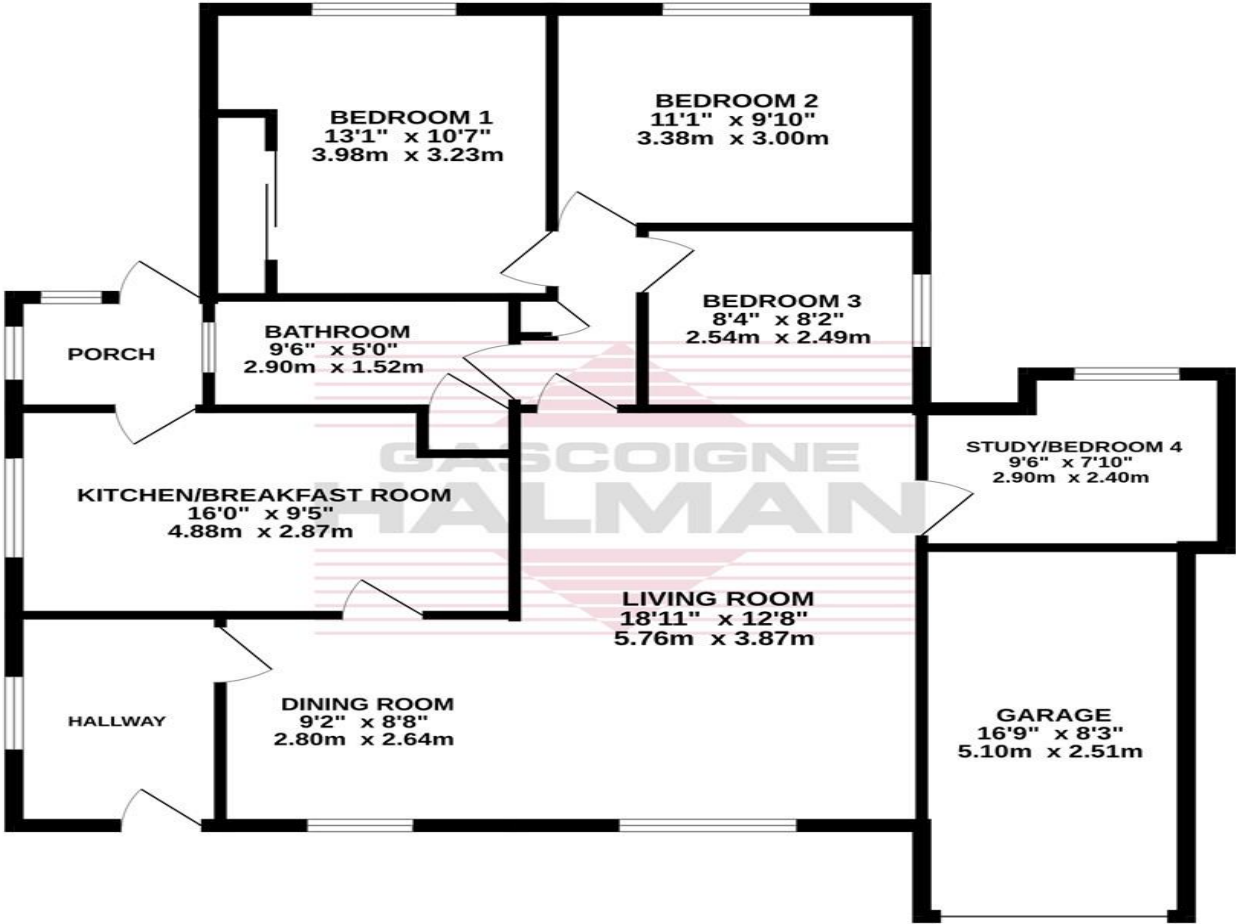
No

HAS PROPERTY BEEN FLOODED IN 5 YEARS

No

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GROUND FLOOR
1176 sq.ft. (109.2 sq.m.) approx.





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