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21 Gawsworth Close, Bramhall - SK7 2BB

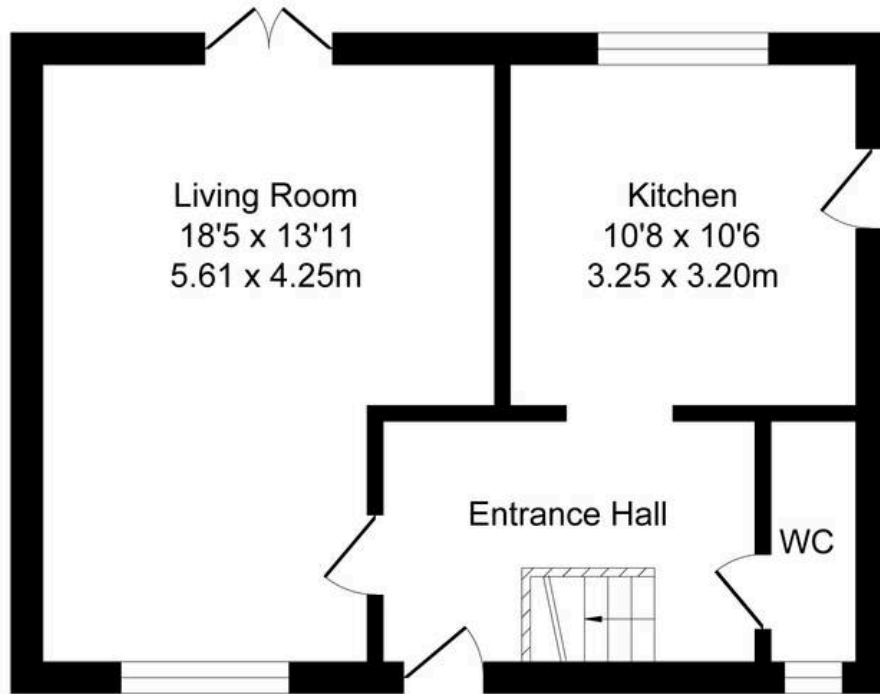
Guide Price £365,000



Gawsworth Close

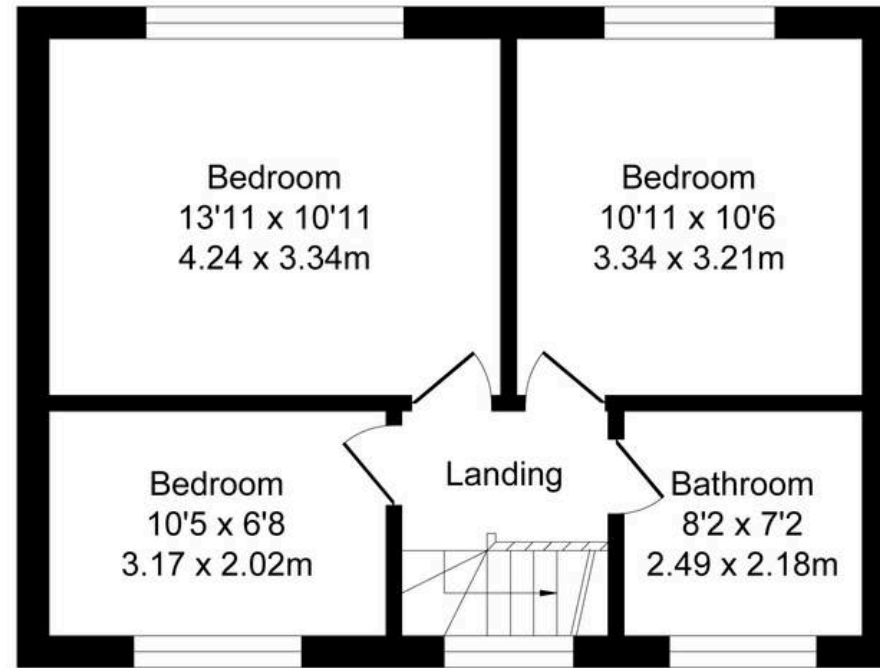
Total Approx. Floor Area 924 Sq.ft. (85.8 Sq.M.)

Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



Ground Floor

Approx. Floor
Area 462 Sq.Ft
(42.9 Sq.M.)



First Floor

Approx. Floor
Area 462 Sq.Ft
(42.9 Sq.M.)



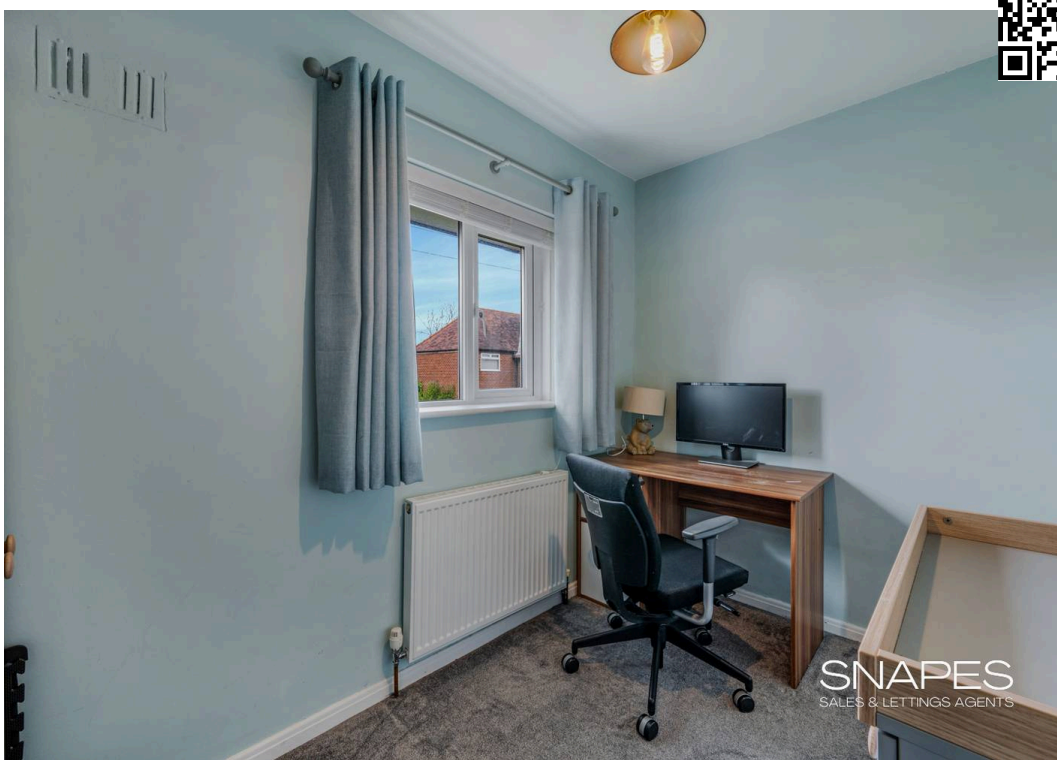




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Description

Spacious Semi-detached Home - 3 Good Size Bedrooms - Large Lounge / Dining Room - Modern Contemporary Design Kitchen - Downstairs Toilet / WC - Well Proportioned Bedrooms - Stylish Fitted Bathroom - Landscaped Gardens - Patio Area - Lawn Areas - Good Size Timber Outhouse - Central Village Location - Easy Access to Transport Links - Freehold Property

The Property

The accommodation is well laid out over two floors, offering a practical and easy flow that suits both day-to-day living and entertaining. On entering the property, you are welcomed by an entrance hall which provides access to all principal ground floor rooms, along with a useful downstairs WC. To the front of the property sits a spacious living room, generously proportioned and ideal as a main reception space. To the rear, the kitchen is fitted with a modern, contemporary suite, offering a stylish and functional cooking area with direct access out to the rear—creating a natural connection between indoor and outdoor space.

To the first floor, the landing leads to three well-proportioned bedrooms, making the home ideal for families, down-sizers, or those needing flexible space for a home office. The main bedroom is particularly generous, complemented by two further bedrooms of good size. The bathroom is fitted with a modern suite, enhanced by attractive tiled walls and chrome fittings, creating a clean and contemporary finish. Overall, the layout offers a balanced mix of open, usable living space and private accommodation, all set within a well-regarded semi-detached home on the sought-after cul-de-sac of Gawsworth Close in central Bramhall.

The Location

Gawsworth Close in Bramhall, Stockport is widely considered a desirable place to live thanks to its combination of suburban calm, strong property values, and access to excellent local amenities. The street itself is a small, established residential cul-de-sac, which naturally limits traffic and creates a quieter, more community-focused environment—ideal for families or anyone looking for a peaceful setting. Property values in the area are relatively robust, with homes typically selling easily, reflecting steady demand and long-term appeal.

More broadly, it benefits from being in Bramhall, one of Stockport's most sought-after suburbs. The area is known for its leafy surroundings, attractive housing, and access to green spaces and landmarks such as Bramall Hall and its parkland, offering plenty of outdoor leisure opportunities. Residents also enjoy good connectivity into Manchester, reputable local schools, and a well-established community feel, making it particularly appealing for families and professionals alike. Overall, Gawsworth Close offers a balance of tranquillity, convenience, and long-term investment potential—key reasons why it remains a popular place to live.

IMPORTANT INFORMATION also know as MATERIAL INFORMATION

Tenure: Freehold

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.

***Important / Material Information:** When viewing this property online, please locate and click the link, tab or call-to-action (CTA) labelled **"Material Information"** or **"Important Information"**, as it contains material information relevant to the property, its position and surroundings. This may include (but is not limited to) tenure, title information, local planning applications, schools, transport links and flood risk. Some websites may remove, rename, truncate or display this information incorrectly. If the link is not visible, unavailable, or you are viewing these particulars in printed form, you must contact our office to request access prior to viewing and/or making an offer. It is the responsibility of any buyer to ensure they have read and understood this information before proceeding.

EPC Rating: E



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