



GASCOIGNE HALMAN
THE AREA'S LEADING ESTATE AGENCY

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Kitts Moss Lane, Bramhall
Guide Price £750,000

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NO ONWARD CHAIN - This superb detached bungalow sits in a desirable residential location within walking distance of Bramhall village as well as sitting on the doorstep of Hursthead infant & Junior School. This three bedroom residence displays a south facing rear garden which promotes a fantastic level of privacy. There is scope to develop the property and the plot offers unrealised potential. The accommodation stretches beyond 1400 sq/ft of living accommodation which is a fantastic size, however, this could be comprehensively increased by adding an extension (STPP)

Property details

- No Onward Chain
- Superb Corner Plot With Development Potential
- Three Bedroom Detached Bungalow Offering Unrealised Potential
- Within Walking Distance Of Bramhall Village & All The Convenient Amenities
- Within Walking Distance of Hursthead Infant & Junior School
- Large South Facing Rear Garden With Spacious Driveway To The Front



About this property

NO CHAIN - This substantial plot is approaching 0.25 acres or thereabouts and offers a delightful residential location close to schools, amenities and transport links. This corner plot offers a south facing position and will be ideal for anyone looking to downsize or even a family looking to upsize in a highly desirable setting. With some properties on the doorstep having developed similar bungalows into a two storey family home with accommodation in excess of 2000 sq/ft, there is ample scope to improve and increase the value and size. Internally there is a porch leading into a hallway. The hallway is flanked by two large double bedrooms, both incorporating fitted wardrobes. A family bathroom includes a four piece suite. The kitchen diner overlooks the rear garden and leads into a useful utility area. The large living room forms a superb reception room with sliding patio doors leading to the rear garden. A third bedroom or home office completes the internal accommodation, whilst a large garage provides excellent storage. There is a large driveway providing ample off road parking with panoramic gardens providing superb privacy to the plot. The south facing rear garden will certainly appeal to any discerning buyer.



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DIRECTIONS

SK7 2BQ

COUNCIL TAX BAND

F

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		
69-80	C		74 C
55-68	D	63 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?

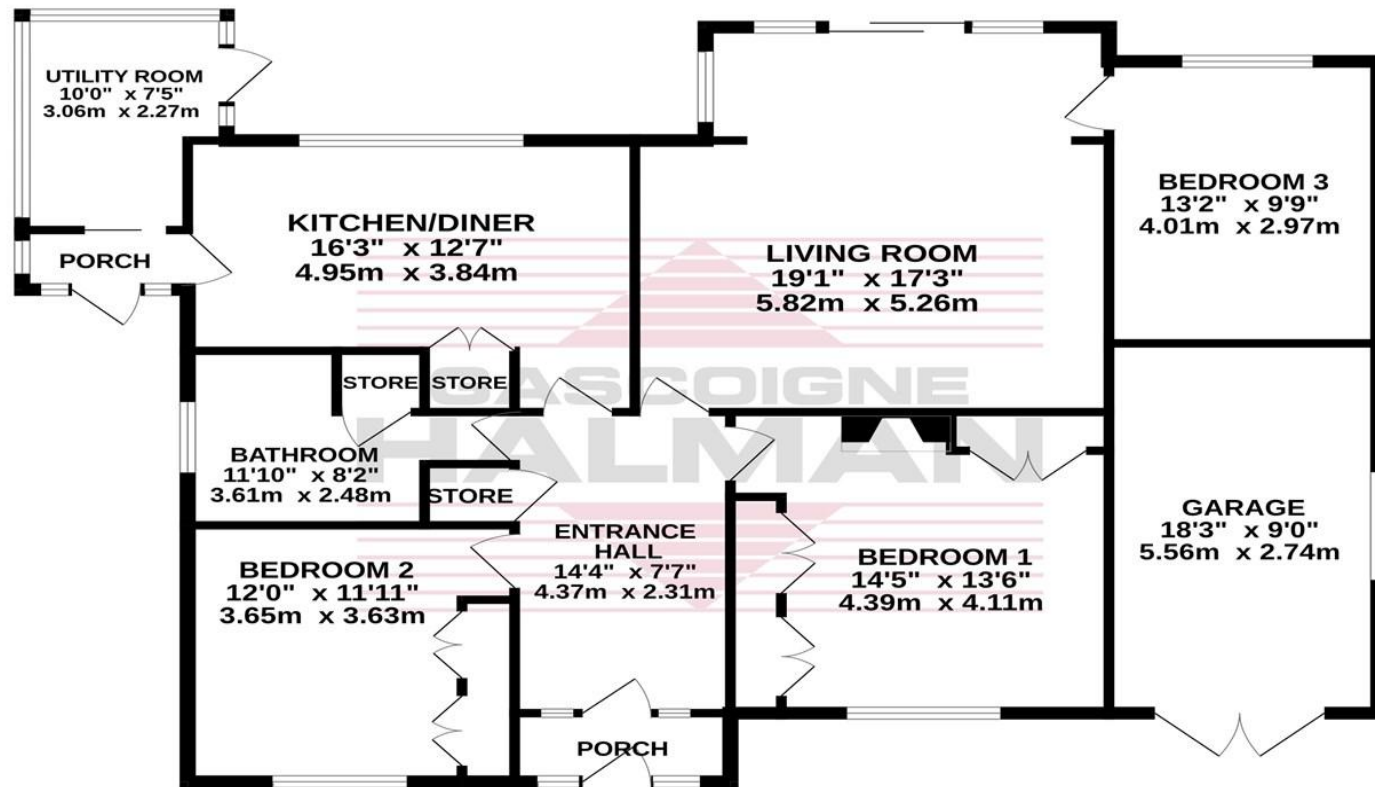
No

HAS PROPERTY BEEN FLOODED IN 5 YEARS

No

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GROUND FLOOR
1416 sq.ft. (131.6 sq.m.) approx.



TOTAL FLOOR AREA : 1416 sq.ft. (131.6 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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0161 439 5555 bramhall@gascoignehalman.co.uk
9 Ack Lane East, Bramhall, Cheshire, SK7 2BE