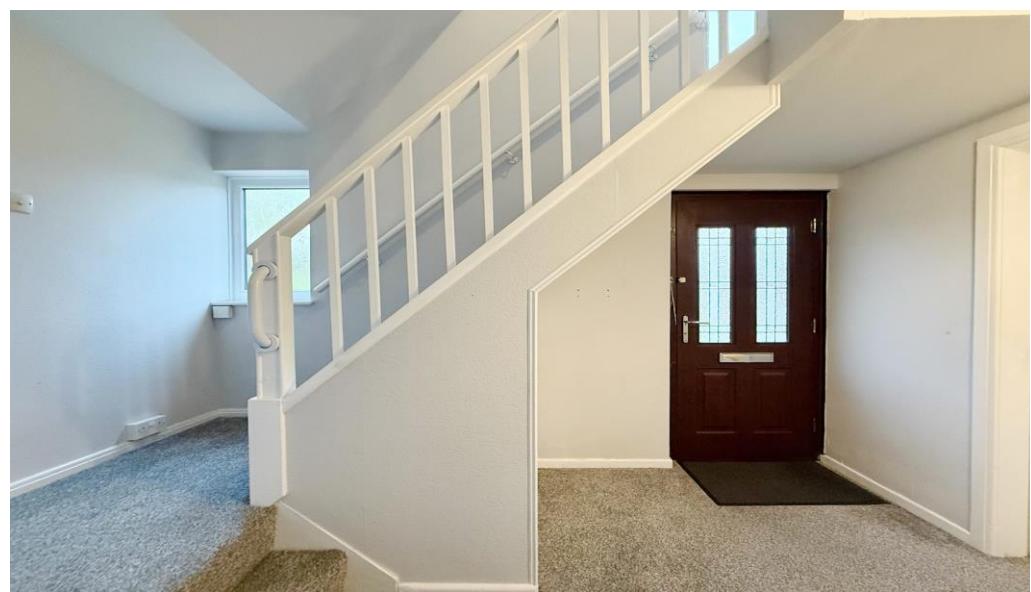




**GASCOIGNE
HALMAN**

THE AREA'S LEADING ESTATE AGENCY

Moreton Avenue, Bramhall
£350,000



NO CHAIN - This superb three bedroom brick built semi detached family home enjoys a central village location. Positioned a short stroll away from Bramhall Village and all its amenities, bars and restaurants as well as being within walking distance to Bramhall train station. This family friendly residence is certain to appeal to a variety of buyers looking for convenience. The property is within catchment of a plethora of Primary Schools and Secondary Schools and displays relaxing and calming open views of playing fields to the rear.

Property details

- Within Minutes Walk Of Bramhall Village & Bramhall Train Station
- Private Landscaped Rear Garden With Open Views Onto Playing Fields
- In Need of Selective Modernisation
- Superb Landscaped Frontage Providing Ample Off Road Parking
- Three Well Proportioned Bedrooms With Accommodation Approaching 1000 sq/ft
- No Onward Chain For Additional Convenience



About this property

NO CHAIN - Positioned in a quiet and central convenient cul-de-sac location this well proportioned family home reveals close to 1000 sq/ft of living accommodation. Internally the property includes an inviting entrance hallway with understairs storage. A large front to back 18ft lounge diner provides ample light with windows to the front and rear. A separate kitchen leads into a useful storage area and utility room complete with independent access via a pedestrian door from the front. A downstairs WC completes the ground floor accommodation whilst to the first floor there are three well proportioned bedrooms and a modern recently installed family bathroom. We are also informed that the property benefits from new windows which were installed around 2022 and this will certainly provide any buyer with additional peace of mind. Externally there is a deep driveway providing ample off road parking and a beautiful landscaped rear garden with open views over family friendly playing fields.





DIRECTIONS

SK7 2BD

COUNCIL TAX BAND

B

TENURE

Freehold

SERVICES (NOT TESTED)

Services have not been tested and you are advised to make your own enquiries and/or inspections.

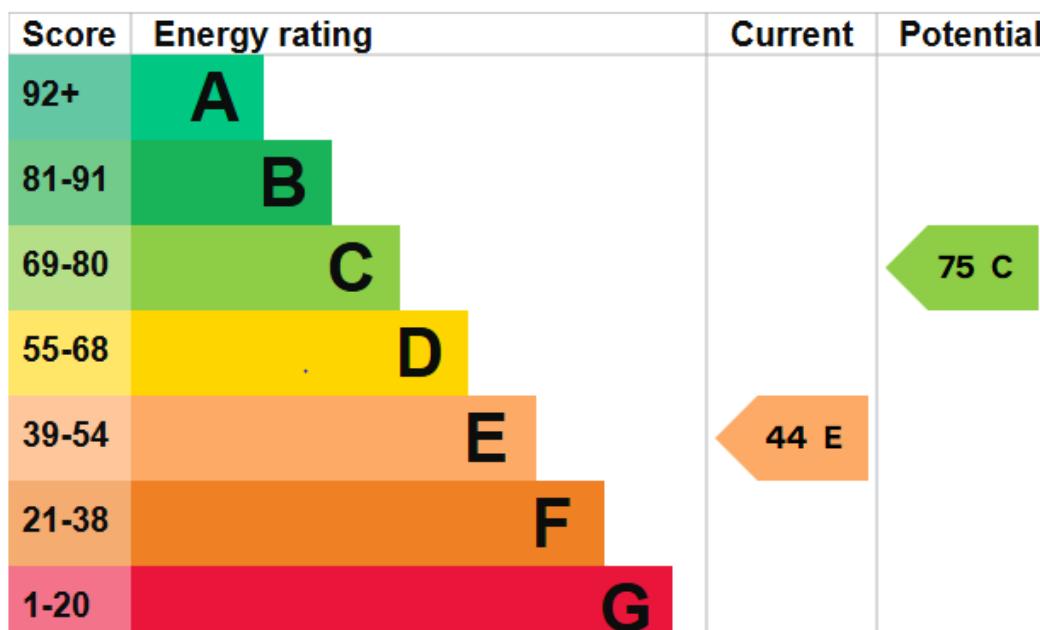
LOCAL AUTHORITY

Stockport MBC

VIEWING

Viewing strictly by appointment.

EFFICIENCY RATING



PRIMARY SOURCE OF HEATING

Electric

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?

Ask Agent

ARE THERE ANY RESTRICTIONS ASSOCIATED WITH THE PROPERTY

Ask Agent

THE EXISTENCE OF ANY PUBLIC OR PRIVATE RIGHT OF WAY?

Ask Agent

SOURCES OF FLOODING

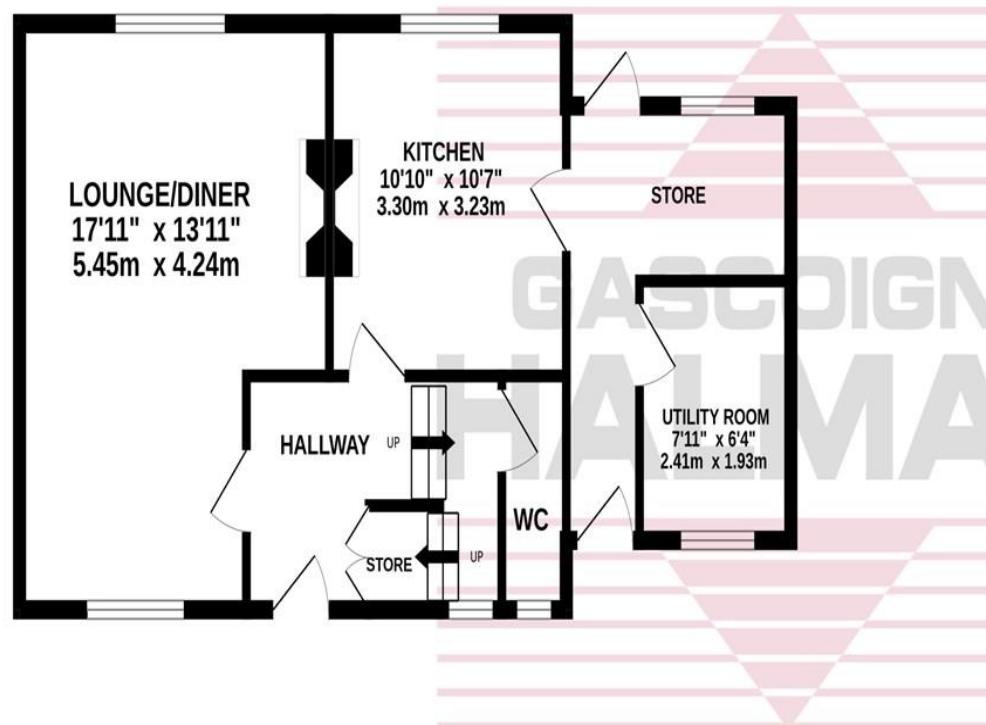
Ask Agent

HAS PROPERTY BEEN FLOODED IN 5 YEARS

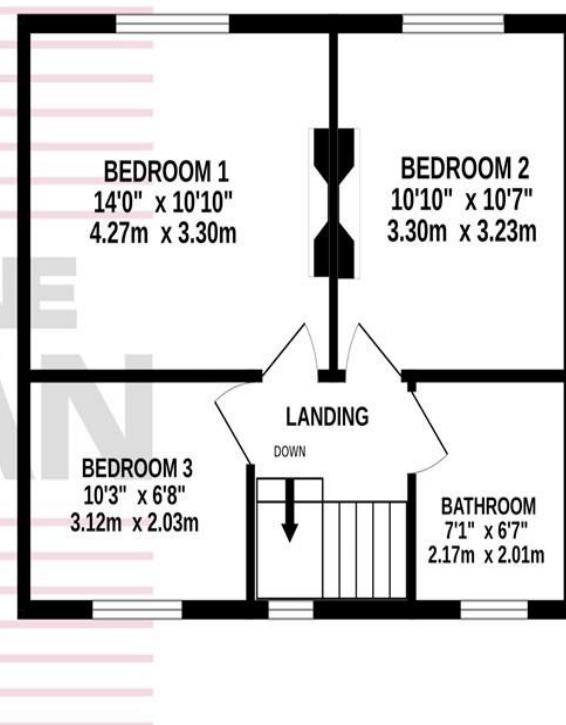
Ask Agent

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
563 sq.ft. (52.3 sq.m.) approx.



1ST FLOOR
431 sq.ft. (40.0 sq.m.) approx.



TOTAL FLOOR AREA: 994 sq.ft. (92.3 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only.
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THE AREA'S LEADING ESTATE AGENCY

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