



**GASCOIGNE
HALMAN**

Moreton Avenue, Bramhall
£350,000

THE AREA'S LEADING ESTATE AGENCY



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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D		
39-54	E	44 E	
21-38	F		
1-20	G		

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

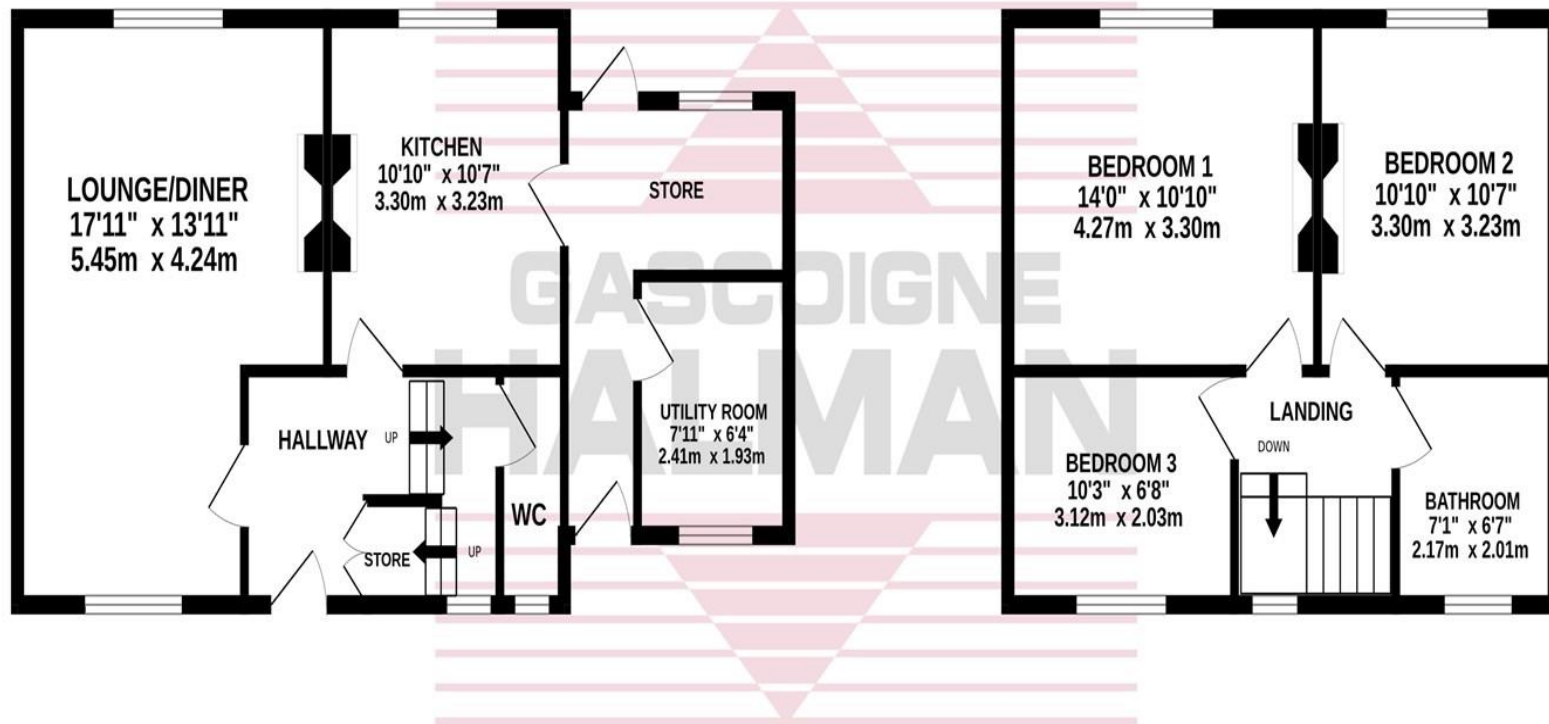
Ask Agent

HAS PROPERTY BEEN FLOODED IN 5 YEARS

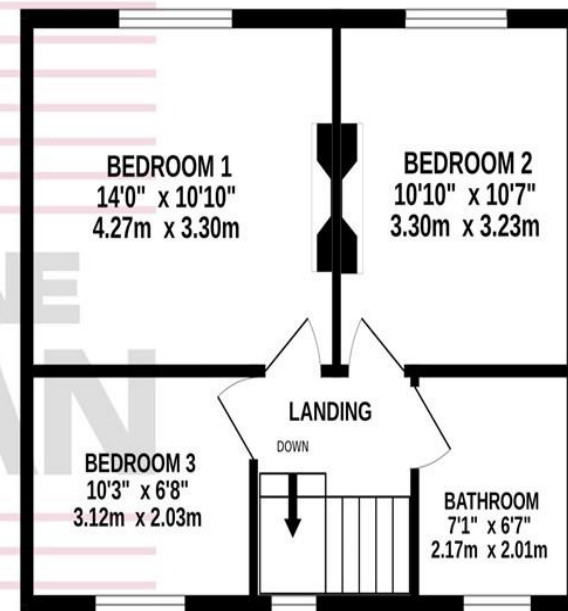
Ask Agent

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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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