



**GASCOIGNE  
HALMAN**

Basle Close, Bramhall  
**£325,000**

THE AREA'S LEADING ESTATE AGENCY







This spacious three bedroom mid-terrace townhouse is set in a quiet and convenient cul-de-sac, making it ideal for families. The property offers easy access to local amenities, recreational parks, primary & secondary Schools as well as transport links, making it a perfect choice for a wide range of buyers. The property promotes well proportioned bedrooms and reception rooms with accommodation in excess of 1200 sq/ft

## Property details

- Close to Amenities Along North Park Road Including The Spar Convenience Store
- Walking Distance To Rocket Park Off Midland Road, A Great Playground For Children
- A Superb Quiet Cul-De-Sac Location With Only A Handful Of Properties
- Superb Accommodation With In Excess of 1200 sq/ft of Living Space
- Integral Garage Ideal For Storage But Could Easily Be Converted Into Additional Habitable Living Accommodation
- Well Proportioned Rear Garden Complete With Patio Area & Driveway Providing Off Road Parking



## About this property

A fantastic three bedroom family residence with accommodation arranged over three levels. The property displays an inviting entrance hallway, there is even space for a piano, it is that impressive. Buyers could also look to incorporate some fitted wardrobes to create some additional storage if needed. Beyond the hallway is a study or play room, depending on how buyers choose to utilise the space. This multi-functional space provides access to the impressive garden whilst also providing access to the integral garage. The garage could form additional living accommodation if buyers opted to convert the garage, however, there is ample storage otherwise. To the first floor is a large open plan lounge diner which is a great space to entertain and relax. A separate modern kitchen enjoys views over the rear garden and a contemporary family bathroom completes well arranged day to day living accommodation. To the second floor are the sleeping quarters with good sized bedrooms spread across the top floor. The landing area also includes a fitted storage cupboard, ideal for towels and bed linen. Externally there is a block paved driveway providing off road parking along with a large rear privately enclosed garden.











**DIRECTIONS**  
SK7 3DU

**COUNCIL TAX BAND**  
C

**TENURE**  
Leasehold

**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	71 C	80 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

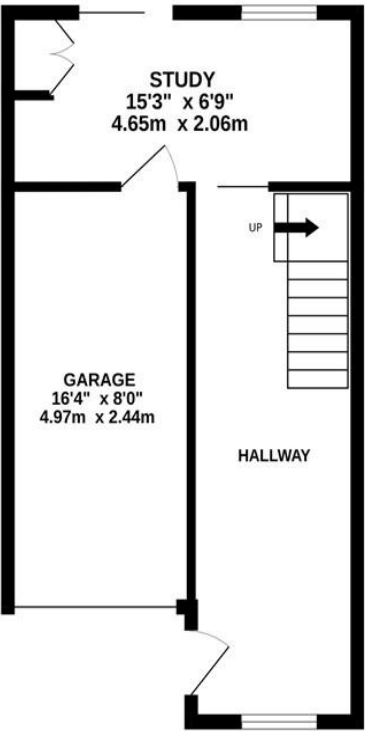
**ARE THERE ANY RESTRICTIONS ASSOCIATED WITH THE PROPERTY**  
No

**THE EXISTENCE OF ANY PUBLIC OR PRIVATE RIGHT OF WAY?**  
No

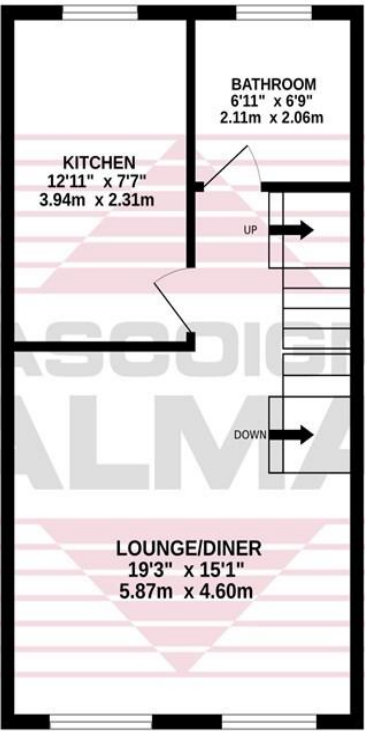
**HAS PROPERTY BEEN FLOODED IN 5 YEARS**  
No

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.

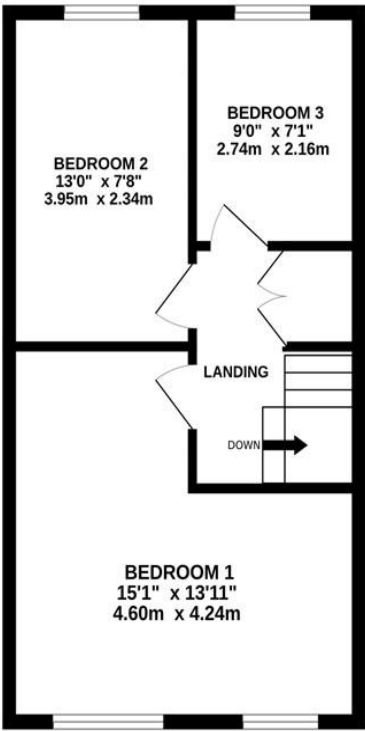
GROUND FLOOR  
384 sq.ft. (35.7 sq.m.) approx.



1ST FLOOR  
419 sq.ft. (39.0 sq.m.) approx.



2ND FLOOR  
419 sq.ft. (39.0 sq.m.) approx.



TOTAL FLOOR AREA : 1223 sq.ft. (113.6 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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