



**GASCOIGNE  
HALMAN**

Syddal Green, Bramhall  
**Offers Over £475,000.00**

THE AREA'S LEADING ESTATE AGENCY



NO CHAIN - Set on the highly sought-after Syddal Green, where homes rarely come to market, this extended three-bedroom semi-detached family home offers a superb level of reception space along with a wonderful open outlook across the Green. The property is within easy waling distance of Bramhall Village & Bramhall train station as well as being perfectly positioned for Moss Hey Primary School. The property really does offer convenient for families.

## Property details

- No Onward Chain
- Within Walking Distance of Moss Hey Primary School
- Wonderful Location Overlooking Syddal Green
- Within Walking Distance of Bramhall Village & Bramhall Train Station
- Extended Three Bedroom Semi Detached Home Offering In Excess of 1400 sq/ft of Living Accommodation
- Single Detached Garage & Driveway Providing Ample Parking



## About this property

This wonderful bay fronted extended family residence occupies a corner plot overlooking Syddal Green. The property itself reveals in excess of 1400 sq/ft of living accommodation and features a delightful entrance hall which leads into a bay fronted living room. There is a large extended second reception room in the form of a sitting room which incorporates double doors leading onto the rear garden. A study and downstairs WC add to the ground floor accommodation whilst a bright and spacious kitchen dining room also enjoys access to the rear garden with views across Syddal Green. To the first floor there are three double bedrooms and a modern family bathroom. The property enjoys a well maintained garden, offering both privacy and space. There is a courtyard style patio area immediately outside the kitchen area and this promotes a comfortable outdoor seating area. The remainder of the garden is mainly laid to lawn but includes a range of established borders. A single brick built detached garage and a useful storage room create additional space for all the garden essentials. As the property sits on a corner plot there is a spacious block paved driveway to one side with gardens wrapping around the front & side of the perimeter with mature hedging adding some privacy to the plot.











## DIRECTIONS

For SatNav Purposes: SK7 1HP

## COUNCIL TAX BAND

D

## 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	69 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?

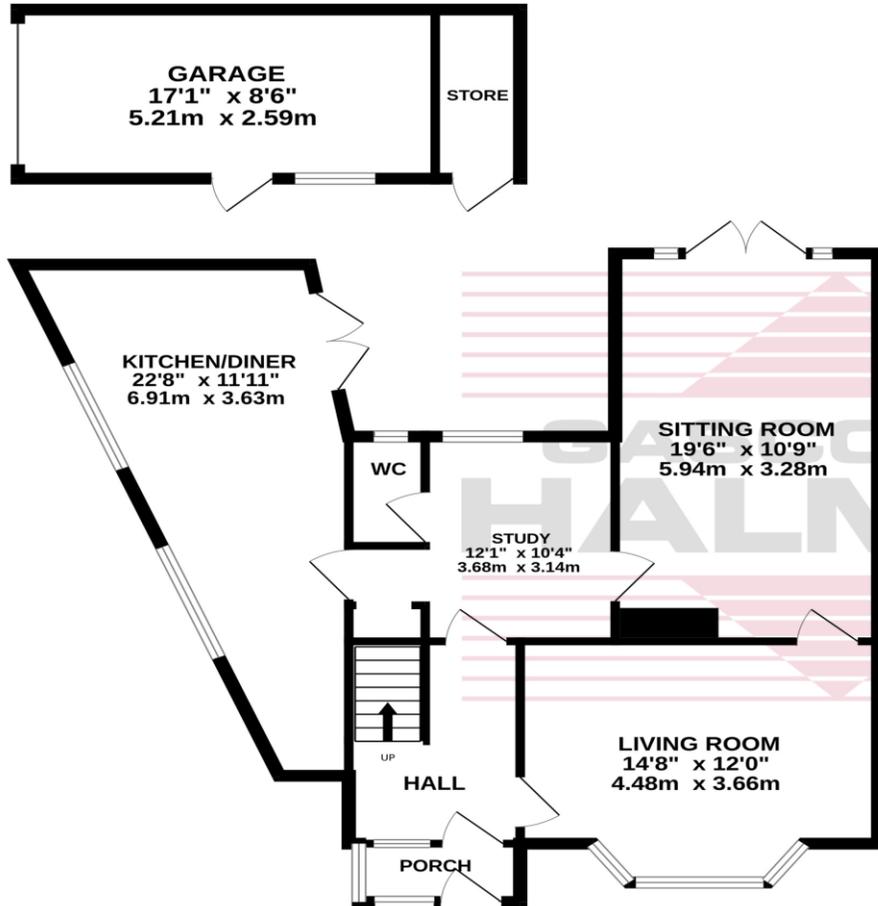
No

## HAS PROPERTY BEEN FLOODED IN 5 YEARS

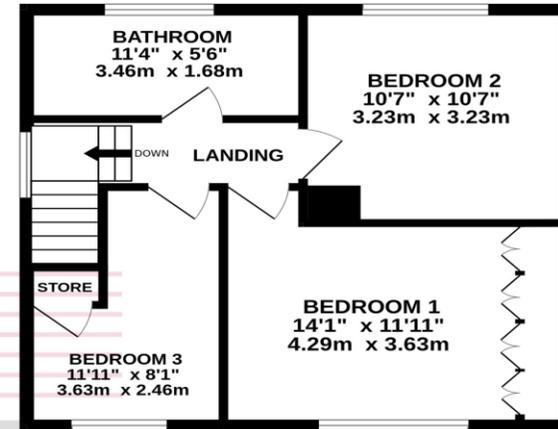
No

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  
950 sq.ft. (88.3 sq.m.) approx.



1ST FLOOR  
459 sq.ft. (42.6 sq.m.) approx.



TOTAL FLOOR AREA : 1409 sq.ft. (130.9 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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