



GASCOIGNE HALMAN
THE AREA'S LEADING ESTATE AGENCY

**GASCOIGNE
HALMAN**

Linney Road, Bramhall
£650,000

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"Treetops" is a wonderful four bedroom and three bathroom detached family home which enjoys a spacious corner plot within a quiet and convenient cul-de-sac setting. With impressive contemporary accommodation approaching 1800 sq/ft this fabulous family residence is positioned close to fantastic schools such as Nevill Road Junior School as well as being within easy walking distance to Bramhall Park, gardens and playground. The property enjoys magnificent open views to the front with Linney Field offering a play area for all the local residents. There is even a short cut through to Ramillies Avenue which will take you into Cheadle Hulme Village & Cheadle Hulme train station.

Property details

- Enjoyable Open Views Across Linney Field, Ideal For Children But Also A Short Cut To Ramillies Avenue & Cheadle Hulme Village/Train Station
- Stunning Contemporary Four Bedroom & Three Bathroom Family Home
- Spacious Corner Plot In A Quiet Cul-De Sac Setting
- Within Walking Distance Of Bramhall Park, Gardens & Playground
- Easy Access To The Popular Nevill Road Junior School
- Superb Accommodation Approaching 1800 sq/ft With EV Charger & Private Enclosed Rear Garden



About this property

To make the most of the open views to the front, the property delivers an elevated position on the road which gives an excellent vista across Linney Fields with a mature established landscape providing a wonderful backdrop. A low maintenance sweeping driveway leads to the entrance door and a lawned garden delicately slopes away to the pavement. As the property sits on a corner plot there is a gate to the side which also gives access to the private rear garden. Internally an inviting entrance hall promotes a wonderful introduction to this superb home. A useful shower room is positioned off the hallway and is ideal for guests and family. The living room displays a dual aspect with views to the front and double patio doors to the rear garden. A sitting room/play room is conveniently located off the living area. The hub of the home is always in the kitchen and this open plan kitchen family room will not disappoint. There is ample space to prepare meals and entertain the whole family. Patio doors lead out to the garden and skylight windows pour ample light into this fantastic sociable open plan kitchen. A utility room caters for various day to day appliances whilst an integral garage provides an abundance of storage. To the first floor the landing area branches out to four capable bedrooms and a family bathroom. The master bedroom includes a large en-suite which highlights a four piece suite and a range of fitted wardrobes. Externally to the rear is a superb private established garden complete with paved patio area.













DIRECTIONS

SK7 3JW

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		78 C
55-68	D	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

Yes

THE EXISTENCE OF ANY PUBLIC OR PRIVATE RIGHT OF WAY?

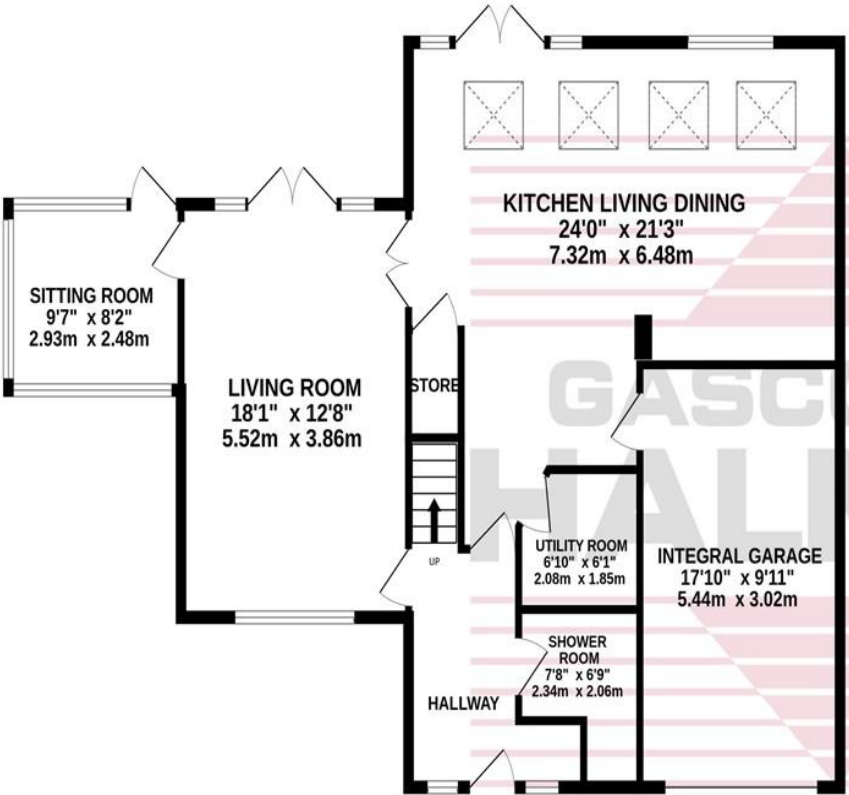
No

HAS PROPERTY BEEN FLOODED IN 5 YEARS

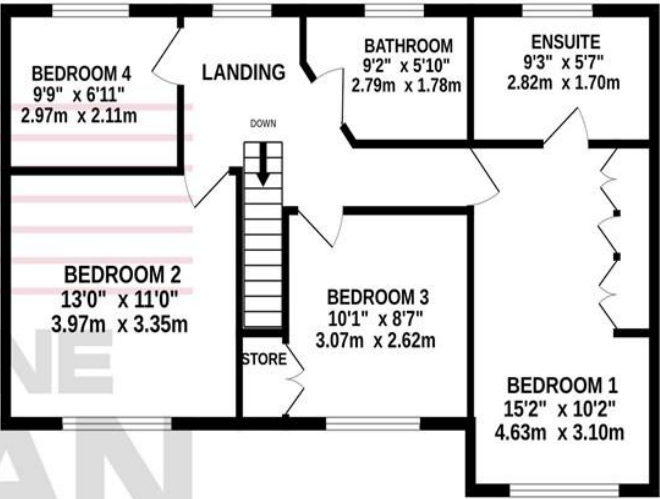
No

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
1090 sq.ft. (101.3 sq.m.) approx.



1ST FLOOR
684 sq.ft. (63.6 sq.m.) approx.



TOTAL FLOOR AREA : 1775 sq.ft. (164.9 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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